

MINUTES OF A REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE CITY OF RALEIGH
BOARD OF COMMISSIONERS
JANUARY 23, 2025

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, January 23, 2025, at 5:00 p.m. The meeting was held in-person and via Zoom.

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

Present: Eric Braun, Arne Morris, Bahati Mutisya, Joe Whitehouse, Yolanda Winstead.

Absent: Valerie Crutchfield, Susan Ellinger, Gregg Warren.

Visitors: Dale Rector, Rector, Reeder & Lofton; Charles Francis, The Francis Law Firm.

RHA Staff: Rachel Agunbiade, Sonia Anderson, Priscilla Batts, Shannon Bowen, Liz Edgerton, Jim Ferrell, Katie Lebrato, Ashley Lommers-Johnson, Laura McCann, Jennifer Morgan, Kenya Pleasant, Gwen Wall, Chris Whitenhill.

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

RECOGNITION OF VISITORS

The Board Chair welcomed the visitors to the meeting.

PUBLIC COMMENTS

There were no public comments this evening.

CONSENT AGENDA

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

Item 1

Occupancy Report as of 1/17/25.

Item 2

Minutes from December 12, 2024 regular meeting.

Commissioner Winstead asked how long a unit is offline before it is moved from “temporary” to “permanent”.

Mr. Lommers-Johnson said the only ones that are permanently offline are the Heritage Park units, and the others are not considered permanent. They're temporarily offline due to contract work.

Commissioner Braun asked how long they can be vacant, and we still get tenant protection vouchers. Is there is a window?

Mr. Lommers-Johnson said the window applies under Section 18. If it's vacant for more than 24 months, it's not eligible for a tenant protection voucher. We have 10 or 12 at Heritage Park that aren't eligible, but they will be eligible to get RAD level subsidy. Under RAD conversions, there's no time limit, because the underlying goal of RAD is to continue the same number of units with 5% de minimis reduction at the PHA's option.

Commissioner Braun said he thought we were only doing Section 18 at Heritage Park.

Mr. Lommers-Johnson said we're doing section 18, and then for the remainder of the units, we'll do a RAD application. For other properties, one option that is likely is we would replace the housing through new construction or acquisition, and when you do that, you automatically qualify. There's no physical obsolescence test. You get vouchers for 90% of the units, and for 10% it would be RAD level – which is the same as is working out for Heritage Park. It's just that there wasn't a 90/10 split. That's a new rule that came out in the last week of December.

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

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

Aye: Eric Braun, Arne Morris, Bahati Mutisya, Joe Whitehouse, Yolanda Winstead.

Nay: None.

The Consent Agenda has been adopted.

REPORT OF THE BOARD CHAIR

There was no Board Chair report this evening.

REPORT OF THE BOARD SECRETARY

Communications: New Website & Use of Videos

(Katie Lebrato gave the following presentation.)

This video is the first in a series that we have planned. It's our new, more effective way of reaching our audience. One of our goals is to maximize reach using multimedia formats, like video, and we want to be able to capture our audiences on the various digital platforms. This is just a teaser to a bigger picture. We want to showcase who we are, how we serve our residents, how we work with

the City of Raleigh, and why those things are important to us. This shares who we are, and focuses on our personal stories. We have so many of those to tell, with so many program offerings. My hope with this is to show an overview, not deep dive into too many specifics. With this first one, and for future edits, we'll focus on specific topics, because we have a lot of additional footage that we captured from these interviews.

(Here is a link to the video.)

<https://www.youtube.com/watch?v=t4Qp3nRoTCo>

I would like to thank the staff for helping with the video, ensuring that we could get people for the video and helping to coordinate that.

I want to thank the executive team regarding the new website. They helped me with content and reviewing the site. Planning started about a year ago. We had a goal to update and refresh our site, and following the new logo launch, we started the process of planning the strategy. Our top priority was a clean, consistent and calming design.

Highlights of the new website include:

- An easier, more intuitive navigation.
 - We identified user journeys based on our audience groups and activities that they took on our previous website.
 - We wanted to make it easier for people to find exactly what they needed.
 - We have streamlined communications for people to be able to reach us through the website.
 - Our goal was to have a nice, calming user experience. We understand that our audience is likely going through a very sensitive time. We want to be sure that we have a calming digital experience for them.
 - We updated the colors and the format to more modern style.
- We added communication at the bottom, making sure that we can prioritize easy access for the public to connect with us through the website.
 - We have some statistics at the bottom of the site. These are easily updated milestones, ongoing activities, a link to our communities, career Link, and news and press. It is another way for people to keep in touch with us.
- We enhanced our communities listing.
 - We show all properties with a description and a location. When people click on one, they're going to see additional information, some bullet points, as well as a map showing the location of that community.
- We revamped our careers and benefits section. We wanted to enhance our competitive edge and be sure we were attracting high talent, so we have all the details here, and then our listing of opportunities is easily searchable by both Administrative and Maintenance openings.
- We have new pages for our Board of Directors and our Executive Team with photos so we can put a face to the names for the benefit of all of our external stakeholders, as well as a new RHA department page that we'll continue to expand upon and provide additional information. We wanted to be sure we had that transparent engagement, making sure we kept people in the loop with the stories.

- I've added a few features of new employees that I've showcased on social media. Those have been very well received.

We have more updates on the way. We're not finished yet, so please keep an eye out for more improvements over the next few months. And of course, I do appreciate any and all suggestions or recommendations.

(Ashley Lommers-Johnson gave the following presentation.)

Glenwood RAD Application

Glenwood RAD conversion: WHY?

- Inadequate capital funding to address capital needs
- Completed CNA in early 2024
- Critical needs for next 3 years: \$10M
- Total CFP subsidy for 3 years: \$2.4M
- Capital Program reduced to reactive renovations & repair

Glenwood Estimated 20-year subsidy

- Remain in Public Housing: \$71M
- Straight RAD Conversion: \$74M
- RAD Section 18 Blend—Rehab: \$123M
- RAD Section 18 Blend—New Construction: \$144M

RAD Application process

- Required meetings/communications with residents
- Resident Surveys: Response rate over 50%
- Communicate Preferred RAD Option/Plan
- Request Board Approval of Application (not a final plan) in February
- "CHAP" by end of April. At that point, we can stop leasing

Commissioner Whitehouse asked if we have a preferred option.

Mr. Lommers-Johnson said the preferred option for Glenwood Towers is to replace the units elsewhere. It's a difficult building from a physical and community point of view – it's a mix of young residents and senior residents. If we can replace those units in two buildings through acquisition or new construction, I think that'll be a better option for those residents who want to live in that neighborhood. There's an option for us to build on part of the Glenwood site, so that would be the preferred option at this point.

Commissioner Braun asked if we took Glenwood Towers down to the steel, would that fall under new construction or rehab?

Mr. Lommers-Johnson said that would be a rehab of the building. But under rehab, we may not have the resources to go all the way down. We might only have enough money to address some of the problems. If we replace the units, with some on the ball field across the street, and other units on the one acre parcel that's part of the site, we can replace all of the units, and then do

exactly what you're suggesting – taking it down to the bare bones and renovating it. At that point, the deed of trust will have been released, and we can develop that property into a mixed income.

Commissioner Braun asked if we can get the 144 number versus the 123 number.

Mr. Lommers-Johnson said yes, we will get the 144 number for the replacement housing. We would have to finance the rehab in some other way.

Heritage Park update

- 9% Application for part of the "first phase"—Block 1—has been submitted. Thank you goes out to Kenya Pleasant and her team for getting that application submitted.
- Only 24 households remain
- Most of the people remaining have relocation destinations identified
- Goal is to relocate 100% of residents voluntarily

Commissioner Whitehouse asked if they are relocating into RHA housing or other housing.

Mr. Lommers-Johnson said it's been a mix. There have been some tenant based vouchers and some going into our public housing. A significant number have gone into project based vouchers. That was a major part of our strategy – to create a project based voucher program.

Commissioner Braun asked for more details about the project based voucher program.

Mr. Lommers-Johnson said we allocated vouchers through the RFP and into HAP contracts with the properties. The Board adopted a preference as part of the planning for residents who are relocating from Heritage Park. Our residents at Heritage Park had first option on those, especially with new construction units that were not occupied. Over 50 households have moved into those new project based vouchers. They were a key source of success.

Commissioner Braun asked if that was a timing issue. We had communities that were under construction or close to coming online and coincidentally we had residents who were looking to move. Those spots weren't held open for our residents. Was it just was a happy coincidence?

Mr. Lommers-Johnson said it wasn't just a coincidence. It was planned that way. We gave properties and sites that were going to lease up in the near term.

HCV Corrective action plan: Waiting list

- Selection from the waiting list error
- Principally due to having to manage a very complex and ever-changing waiting list with multiple preferences
- Primary solution: Implement new software that eliminates human error potential

Late annual Recertifications

- April 1, 2022 to March 31, 2023 finding
 - 27% of recerts more than 60 days late
- April 1, 2023 to March 31, 2024 finding

- Start of Corrective action implemented December 2023
- Improvement not sufficient: 19% more than 60 days late
- January 2025—3.9% 30 days late
- February 2025—91% completed by due date
- March 2025 to date—81% 7 days before due date

RECERTS: ROAD TO FULL COMPLIANCE

1. Case Management System
2. Certified Training
3. New Software
4. Competitive Compensation
5. Management to Staff Ratio
6. Full Staffing

March 2025 Recerts

		Total			
		Required	Done	Not Done	% Done
Total		381	309	72	81.1%
Stephanie Beacham	Total	246	220	26	89.4%
	Anisha Fermin	37	36	1	97.3%
	Brittany Daniels	65	63	2	96.9%
	Adele Martinez	42	39	3	92.9%
	Collin Crabtree	57	47	10	82.5%
	Alicia Smith	45	35	10	77.8%
Elizabeth Canady	Total	135	89	46	65.9%
	Timia Johnson	34	32	2	94.1%
	Krystyle Ortiz	38	34	4	89.5%
	Anaviya Caudle	63	23	40	36.5%

Commissioner Braun asked about the compliance percentage that HUD expects.

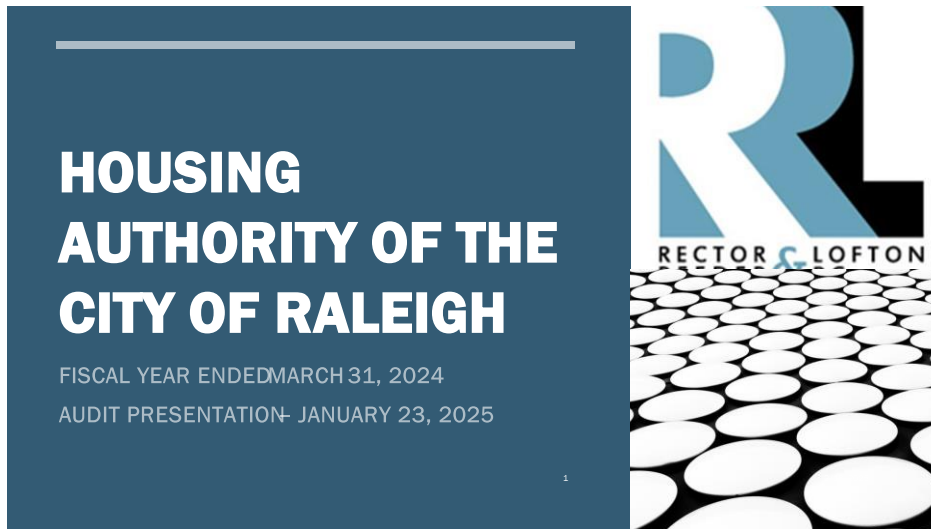
Mr. Lommers-Johnson said generally you're in compliance if you complete all of your recertifications by the due date, which is 30 days before the new rent or subsidy takes effect. But there are always stragglers who are not complying. And unfortunately, during COVID, we went through a period where we did not enforce the rules, and residents got lax. People did not bring in that information, and we kept them on the program. Now we have to enforce the rules. A good internal goal for me is 90% to 95% complete by the due date. The percentage completion as of the end of last night was 81%, so we're about 75% through the month. We still have just more than a week left, and we're at 81% so we're ahead of the game, but typically, there's that 5% to 10% of cases where we just have to get after people to go through the process to make sure they don't lose that housing. As long as we have acted on those folks who are not bringing in their things in a timely way and go through our policy, then we're in compliance.

Commissioner Braun requested that the (Secretary's report) presentation be loaded to the Board Portal.

REPORT OF THE REIC CHAIR

There was no REIC Chair report this evening.

REPORT OF THE RHA AUDITOR
(Dale Rector gave the following presentation.)



WHAT DO I LOOK AT IN THE AUDIT REPORT?



- Page 1 – Auditor’s Opinion on Financial Statements – clean opinion – financial statements “fairly present.”
- Pages 4 – 11, Management Discussion & Analysis
- Page 15-16, Statement of Cash Flow- \$7.684 million increase from operating activities. There was a \$6.938 million increase in cash and investments, from \$50.6 million to \$57.6 million.
- Page 51-52 – Auditor’s Opinion on Government Auditing Standards – Clean, unmodified opinion.
- Page 53-55 – Auditor’s Opinion on Single Audit Act – three findings for noncompliance with material weaknesses.
- Page 58 - 60, Illustrates the audit findings.
- Page 68, (SEFA) Schedule of Expenditures of Federal Awards- \$51.17 million verses 45.69 million in 2023.

2/18/2025

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2/18/2025

MANAGEMENT DISCUSSION & ANALYSIS

Table I - Comparative Statement of Net Position				
	2024	2023	Variance	% Change
Total Current Assets	\$ 59,955,333	\$ 53,796,479	\$ 6,158,854	11%
Other Non-Current Assets	1,860,420	1,613,633	246,787	15%
Capital Assets	64,041,810	63,584,405	457,405	1%
Deferred Outflow of Resources	3,168,125	2,369,539	798,586	34%
Total Assets and Deferred Outflow of Resources	\$ 129,025,688	\$ 121,364,056	\$ 7,661,632	6%
Total Current Liabilities	7,896,604	3,753,094	4,143,510	110%
Total Non-current Liabilities	5,129,907	6,162,021	(1,032,114)	-17%
Total Liabilities	\$ 13,026,511	\$ 9,915,115	\$ 3,111,396	31%
Deferred Inflow of Resources	1,082,219	1,738,763	(656,544)	-38%
Net Investment in Capital Assets	62,897,330	59,825,753	3,071,577	5%
Restricted	3,535,922	3,971,028	(435,106)	-11%
Unrestricted	48,483,706	45,913,397	2,570,309	6%
Total Net Position	\$ 114,916,958	\$ 109,710,178	\$ 5,206,780	5%
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 129,025,688	\$ 121,364,056	\$ 7,661,632	6%

2/18/2025

MANAGEMENT DISCUSSION & ANALYSIS

Table II - Comparative Statement of Revenues, Expenses, and Changes in Net Position				
	2024	2023	Variance	% Change
Total Tenant Revenue	\$ 10,301,206	\$ 9,438,648	\$ 862,558	9%
Grant Funds-Operating & Capital	51,174,232	45,691,615	5,482,617	12%
Investment Income	1,510,960	494,279	1,016,681	206%
Other Income	1,495,759	1,548,416	(52,657)	-3%
Gain/Loss on Sale of Fixed Assets	(4,273)	(673)	(3,600)	535%
Total Revenue	\$ 64,477,884	\$ 57,172,285	\$ 7,305,599	13%
Administration	8,454,744	6,290,574	2,164,170	34%
Tenant Services	474,486	303,898	170,588	56%
Utilities	1,351,508	1,276,026	75,482	6%
Maintenance	8,352,039	7,503,919	848,120	11%
Protective Services	253,894	158,522	95,372	60%
General Expense	1,907,361	1,875,613	31,748	2%
Non-Routine Expenses	12,100	60,635	(48,535)	-80%
Housing Assistance Payments	37,540,241	32,448,490	5,091,751	16%
Depreciation and Amortization	4,988,877	5,364,153	(375,276)	-7%
Total Expenses	\$ 63,335,250	\$ 55,281,830	\$ 8,053,420	15%
Change in Net Position	1,142,634	1,890,455	(747,821)	-40%
Beginning Net Position	109,710,178	107,996,366	1,713,812	2%
Prior Period Adjustment	4,064,146	(176,643)	4,240,789	-2401%
Ending Net Position	\$ 114,916,958	\$ 109,710,178	\$ 5,206,780	5%

AUDIT FINDINGS

- Finding 2024-001, Housing Choice Voucher Program. Reviewed 100 tenant files had 17 annual reexaminations more than three months past due. There was a significant improvement over the compliance from last years.
- Finding 2024-002, Housing Choice Voucher Program. Internal control weaknesses over the maintenance of the waiting list. Selection not always done properly due to errors in maintaining the wait list. There were some families not considered for housing because their applications had not been entered. Need to follow their Administrative Plan and Code of Federal Regulations.

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COMMISSIONER COMMENTS

There were no Commissioner comments this evening.

NEW BUSINESS

Liz Edgerton said this resolution is a request to approve the HUD forms that are necessary for the current rehabilitation program. This is for an ACC Agreement that was entered into with HUD for administering the Section Eight Mod Rehab program that was originally for approximately \$14 million for a 15-year term. The contracts for the HAP payments with the property owners were executed in stages, with each having a separate 15-year term, resulting in contracts expiring at different times.

Out of the original 104 units, there are 46 units that remain as part of the Murphey School Apartments that are owned by Murphey School, LLC. HUD allows us to extend the funding in 12 month terms, with the most recent expiring in December 2024. The Board authorized RHA with Resolution 49 (2024) to request an extension, and we received HUD's approval in September. This resolution is the necessary forms that are required by HUD for the funding year 2026 and you'll see attached to the resolution the forms that we will be submitting.

HOUSING AUTHORITY OF THE CITY OF RALEIGH RESOLUTION NO. 1 (2025)

WHEREAS, in June 1988, the Housing Authority of the City of Raleigh ("RHA") entered into an Annual Contributions Contract numbered A-2900-K with the U. S. Department of Housing and Urban Development ("HUD") for the administration of a Section Eight Moderate

Rehabilitation program 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 HAP contract for these units expired on December 4, 2005; and

WHEREAS, HUD authorized the use of the available project reserves to extend the funding for additional twelve-month terms with the most recent term ending on December 4, 2024; and

WHEREAS, Murphey School contacted RHA on June 24, 2024 and requested the assistance be extended for another twelve-month term; and

WHEREAS, on Resolution No. 49 (2024), the Board authorized staff to request approval from HUD to extend the contract for the units at Murphey School Apartments for another twelve-month term; and

WHEREAS, on September 17, 2024, RHA received HUD approval to extend the contract for another twelve-month term effective December 5, 2024; and

WHEREAS, on January 10, 2025, staff prepared the HUD forms necessary to estimate the Annual Contributions required to administer the Moderate Rehabilitation program and to request payments for this program for fiscal year ending March 31, 2026 in the amount of \$332,681; and

WHEREAS, HUD does not require approval by the Board for revising the funding; and

WHEREAS, RHA hereby certifies that:

- All positions do not exceed 100 percent of any individual employee’s time
- It will comply with the requirements for access to records and audits
- It will comply with the requirements for recertification of family eligibility
- It will comply with the HUD regulations and requirements for inspection of units
- Housing Assistance Payments will be made only in accordance with Housing Contracts in the form prescribed by HUD and in accordance with HUD regulations and requirements; and

WHEREAS, HUD form 52663, Requisition for Partial Payment of Annual Contributions; HUD form 52672, Supporting Data for Annual Contributions Estimates; and HUD form 52673,

Estimate of Total Required Annual Contributions are attached to this resolution and thereby made a part of this resolution; and

WHEREAS, revisions to these HUD forms may be necessary throughout the subject fiscal year as required by any changes in federal regulations including but not limited to changes in Fair Market Rents, changes to the calculation of the administrative fees, and as necessary to fund the actual utilization of the program;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the attached HUD forms as prepared and submitted to HUD for the Moderate Rehabilitation program in the amount of \$332,681 be approved.

BE IT FURTHER RESOLVED that staff be authorized to revise these documents throughout the subject fiscal year as may be necessary in order to provide sufficient funding to operate the Section Eight Moderate Rehabilitation Program.

(Commissioner Winstead recused herself from the vote.)

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

Aye: Eric Braun, Arne Morris, Bahati Mutisya, Joe Whitehouse.

Resolution No. 1 (2025) has been adopted.

Jennifer Morgan said the Capital Fund Five Year Action Plan is a detailed plan outlining the capital improvements needed for public housing developments over a five year period. In order to spend capital funds, the work item must be included in the plan, but the cost does not have to be exact. HUD allows the work items and amounts to be fungible, which means the allocated capital funds can be used as needed within the overall plan's parameters.

We have allocated some funds for RAD, for pre-development costs, as we begin to reposition some of our public housing properties. Some of the amounts may look low, and part of that is because we don't know exactly what those needs are going to be. However, as long as we have them in the plan, we can spend whatever amount of money allocated within capital funds on those work items.

RHA had capital needs assessments completed during 2023 and 2024 to determine the repair needs of all public housing properties. These reports, as well as the repositioning goals of the agency, assisted in determining what to include in the Capital Fund Five Year Plan. A public notice was placed in the local newspaper, and the plans were placed on RHA website, as well as sent to residents, the resident advisory board, and some of our local partners. A public hearing was held on January 26 which had nine residents attend, and there were no comments opposing the plans.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 2 (2025)

WHEREAS, HUD regulations require the development of a Capital Fund (“CFP”) 5-Year Action Plan; and

WHEREAS, the CFP 5-Year Action Plan must describe the capital improvements necessary to ensure long-term physical and social viability of the PHA's public housing developments; and

WHEREAS, Raleigh Housing Authority ("RHA") has created the CFP 5-Year Action Plans for years 2024-2028 and 2025-2029; and

WHEREAS, the CFP 5-Year Action Plan was included in the presentation to the Resident Advisory Board during the 5-Year Plan and PHA Plan; and

WHEREAS, public notices were published to announce the availability of the Plans for public review and to encourage written comments; and

WHEREAS, copies of the Plans were made available to the Resident Advisory Board, the residents, and various partners for their review and comments; and

WHEREAS, a public hearing was held on January 22, 2025; and

WHEREAS, staff has reviewed and considered all submitted comments and public feedback for inclusion in the Plans;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that staff is authorized to submit the CFP 5-Year Action Plans for years 2024-2028 and 2025-2029 to the U. S. Department of Housing and Urban Development for their approval.

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

Aye: Eric Braun, Arne Morris, Bahati Mutisya, Joe Whitehouse, Yolanda Winstead.

Resolution No. 2 (2025) has been adopted.

Liz Edgerton said this resolution approves the audit report and the MD&A that Mr. Rector presented earlier this evening. She thanked RHA staff for their part in compiling the information requested by the auditors.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 3 (2025)

WHEREAS, U. S. Department of Housing and Urban Development (“HUD”) requires a housing authority to contract with an independent auditor for an annual financial audit; and

WHEREAS, the audit must conform to the federal requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*, Audits of States, Local Governments, and Non-Profit Organizations; the Government Auditing Standards issued by the Comptroller General of the United States; and the Sarbanes-Oxley Act of 2002; and

WHEREAS, HUD regulations require the audit report be issued within 9 months of the end of the fiscal year, or December 31, for the Housing Authority of the City of Raleigh (“RHA”); and

WHEREAS, the RHA Board of Commissioners approved Resolution No. 70 on December 7, 2023 selecting Rector, Reeder, and Lofton, PC, Certified Public Accountants, to perform the audit for the fiscal year ended March 31, 2024; and

WHEREAS, Rector, Reeder, and Lofton audited the financial statements of RHA as of and for the fiscal year ended March 31, 2024; and

WHEREAS, Rector, Reeder, and Lofton issued their report thereon dated December 13, 2024; and

WHEREAS, the Management’s Discussion and Analysis for the fiscal year ended March 31, 2024 is included in the audit report; and

WHEREAS, the audit report contains a qualified opinion on the ALN #14.871 Housing Choice Voucher Program due to a significant number of annual re-certifications completed past the due date; and

WHEREAS, the audit report contains a qualified opinion on the ALN #14.871 Housing Choice Voucher Program due to deficiencies in the management of the waiting list; and

WHEREAS, the audit report includes a corrective action plan to address the two noncompliance finding; and

WHEREAS, the audit report on the financial statements for the fiscal year ended March 31, 2024 contains an unmodified opinion, which is RHA’s 37th consecutive year with a clean audit opinion on the financial statements;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the Management’s Discussion and Analysis and Audited Financial Statements as of and for the fiscal year ended March 31, 2024, prepared by Rector, Reeder, and Lofton, PC, Certified Public Accountants, be accepted.

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

Aye: Eric Braun, Arne Morris, Bahati Mutisya, Joe Whitehouse, Yolanda Winstead.

Resolution No. 3 (2025) has been adopted.

ADJOURNMENT

There being no further business to come before the Board, the RHA Board Meeting adjourned at 6:10 pm.

Eric Braun
Board Chair

Ashley Lommers-Johnson
Secretary