

Repositioning Committee
Minutes
10-12-2020

Agenda:

- What are we going to call the committee?
- Elect a chair for the committee
- Charter for the committee
- Description of topics the Committee wishes to explore
- Schedule of meetings
- RAD and repositioning options
- Redevelopment of Heritage Park

Present: Eric Braun, Arne Morris (late to meeting), Bahati Mutisya, Gregg Warren
Absent: None

Committee Name

Mr. Felton said a draft of a charter was sent to the committee. One of the first items of business is what to call this committee. At one time, it was called the Development Committee and there have been several other adaptations of that name. The charter was written as “Repositioning Committee” because the repositioning of properties for RAD also ties into Heritage Park, and staff felt it tied into many of the things that the Board wanted to be looking at. Mr. Felton asked for discussion as to naming the new committee.

Commissioner Mutisya said she was fine with “Repositioning Committee”.

Commissioner Braun said his suggestion would be to name it “Real Estate and Repositioning Committee” to encompass the real estate aspect. However, he said the name can always be changed so it’s not critical.

Commissioner Warren said he is fine with “Repositioning Committee”.

Commissioner Braun said to leave it at “Repositioning Committee”.

Committee Chair

(Commissioner Morris was not yet present on the Zoom Meeting.)

Commissioner Warren said since the underlying assumption is that three members of the committee will constitute a quorum, the committee could go ahead and elect a Chair. (Commissioner Braun, Commissioner Mutisya, and Commissioner Warren were on the call.)

Mr. Felton asked if the committee wanted to go over the charter as a whole. Commissioner Warren said, given that the committee likely had not read through the draft charter yet, they should probably go through it during this meeting. However, it probably can’t be finalized yet.

Mr. Felton said he thought the committee could go through the charter and discuss any changes that needed to be made. Then the charter could be established and a Chair could be elected. At that point, a resolution could be prepared for the Board to be approved at the October 22nd RHA Board Meeting.

Commissioner Warren said the RHA Board already appointed the committee. Mr. Felton said, yes, but this would be establishing the charter.

Commissioner Warren said he would agree that the charter needs to be approved by the full RHA Board. The question is, absent a charter, can the committee go ahead and elect a Chair?

Commissioner Braun said he thinks the committee can go ahead and elect a Chair. He said he hasn't gone through the draft charter since it was just sent out to the committee this morning, so he isn't ready to go through it today.

Mr. Felton said a Chair can be appointed today and the committee can talk through the charter to see if there is anything that needs to be added, changed, or omitted. Nothing is official until the RHA Board establishes a charter.

Mr. Felton said the following has been included in the draft charter:

Mission Statement

- Talks about repositioning and redevelopment of Heritage Park.
- The Committee would work with the RHA Board and staff.

Organization

- Composed of not more than four Commissioners from the RHA Board. In addition, the RHA Executive Director will be a member of the Repositioning Committee.
- The RHA Board will appoint Committee members at the Annual Meeting of the RHA Board for a term of one year. Any vacancies on the Committee will be filled by the RHA Board.
- The Committee members will appoint a Chairperson who shall preside at the Committee meetings.
- Three Committee members will constitute a quorum for the purpose of the Committee's conduct of business.
- The Committee will meet at least four times per year, or more frequently as required, and at said times and places. They may meet in person, telephonically, or by video.
- The Committee will keep minutes of its meetings and report to the Board after each meeting of the Committee.

Duties and Responsibilities

The Committee will be responsible for assisting and advising the Board and management in the review and development of RHA's plans to reposition their public housing portfolio including the redevelopment of Heritage Park. In fulfilling this responsibility, the Committee will have the following specific duties and functions:

- To assist and advise management and the Board in developing the vision, goals, concepts and approaches to reposition the public housing portfolio including the redevelopment of Heritage Park;
- To explore financing alternatives for the repositioning of the public housing portfolio and redevelopment of Heritage Park;
- To suggest ways to improve cooperation with the City of Raleigh, Raleigh Housing Authority residents and other stakeholders in repositioning of the public housing portfolio and redevelopment of Heritage Park;

Nothing in the foregoing statement of duties and responsibilities, or in the Repositioning Committee Charter generally shall be construed to limit or infringe upon the authority of the Raleigh Housing

Authority Board granted by the North Carolina General Statutes and by the Bylaws of the Raleigh Housing Authority, nor shall anything in this Repositioning Committee Charter be construed to infringe upon the duties and responsibilities of Raleigh Housing Authority management. The Repositioning Committee shall not act on behalf of the Board but shall act in an advisory capacity to the Board and to management of the Raleigh Housing Authority.

Mr. Felton said a final decision does not have to be made today. However, he is interested in hearing comments about the charter.

Commissioner Mutisya said she's fine with the way it is. However, she didn't get a chance to review Commissioner Warren's other charter samples. She doesn't have any concerns with this charter.

Commissioner Warren said he spent a few minutes before the call reviewing the other examples that he had prepared. On the Community Housing Capital Loan Committee Charter, they listed the duties of the Chair (the Committee might want to add that to this charter). The Committee might want to add a similar section about meetings (asking other people to attend the meeting). He said it might need to be explained that the Committee member has the opportunity to recuse themselves.

Commissioner Braun suggested that since this Committee does not have decision-making authority, it's not necessary to have a recusal section. All this Committee is doing is making recommendations.

Commissioner Warren said the only thing he is suggesting is to add the duties of the Chair.

Commissioner Braun said he doesn't see anything at this time that he disagrees with. He said would like some time to review it further.

Commissioner Warren said he doesn't find anything objectionable with the draft. He said there might be a couple of additional items to include in it.

Commissioner Braun suggested the Committee set a deadline to look at the draft and get comments back to Mr. Felton within a reasonable time.

Commissioner Warren said staff could then send out a second draft for the Committee to review before the Board package is put together.

Mr. Felton said the Board Books are scheduled to go out on Thursday (October 15th) because he will be out of the office on Friday, October 16th. He asked the committee if they would have time with that deadline.

Commissioner Warren said he can get his comments in by the end of day tomorrow (October 13th). Commissioner Mutisya and Commissioner Braun said they could work with that deadline.

Mr. Felton asked if there was anything that the Committee wanted in the charter that is not there. Commissioner Braun asked if there should be anything specific about RHA staff's role in the committee. Commissioner Warren said that was in his motion (that there would be staff assigned, and not Mr. Felton representing the agency's viewpoint). He said the Committee would like to have access to other subject matter experts on the staff that would be available to the Repositioning Committee.

Mr. Felton said he has no problems with that. Laura McCann, Jennifer Morgan, and Suzy Bryan are in the meeting today. As different topics are discussed, additional staff will be brought in for their knowledge.

Commissioner Braun asked for an organizational chart as it relates to the subject matter of this committee. For example, information about which staff has responsibility over different areas and what they do in the agency. He said the Board has been introduced to staff but he doesn't really know specifically what everyone does in the agency. Commissioner Warren suggested that could be an agenda item at the next meeting of the Repositioning Committee. He said Mr. Felton could introduce the committee to key staff who have responsibilities within the agency and get to know them a little bit.

Mr. Felton said that can be accomplished right now. He asked the staff in the meeting to describe their job responsibilities.

Laura McCann said she deals with policies and procedures so she helps create policies – both what RHA does between departments and also what goes out to the public and to HUD. She helps facilitate things from the Executive Office to the residents (Public Housing and Section 8). She helps direct complaints that have been received from residents and the general public.

Commissioner Braun complimented Ms. McCann on the article that she wrote for the Independent.

Mr. Felton asked Ms. McCann to talk about her role with the RAD application process. Ms. McCann said she submitted the RAD application. She was tasked with gathering all of that information and submitted it through the portals. She has also facilitated the resident meetings – getting notices out to them, collecting the questions that have been received, typing documents that pertain to their questions and responses that RHA has to those questions.

Mr. Felton asked Ms. McCann to talk about the Heritage Park redevelopment. Ms. McCann said staff has met with the Heritage Park residents one time. An open quorum was held last year for them to learn about the proposed redevelopment. Staff asked for feedback on what those residents would like to see from a new site (if they would prefer RHA to rebuild Heritage Park or sell that parcel and build elsewhere). She said most of the residents were opposed to the idea of rebuilding elsewhere. That's about all that has been done with the residents so far – due to COVID-19 restrictions.

(Commissioner Morris joined the meeting at this time.)

Mr. Felton said the charter was emailed to the Committee and they went through it at the start of the meeting. He said the Committee members are going to review the charter and get back to RHA staff with any additional edits/comments they have by the end of day tomorrow. Those comments/edits will be incorporated into the resolution for the Board Meeting next week.

Jennifer Morgan said she handles the financial side of RAD and the Heritage Park redevelopment. She worked on the operating pro-formas for the RAD application. She worked with the vendor to do the Critical Needs Assessment – she reviewed those and talked to them about what's needed, why they included certain things, etc.

Commissioner Warren asked Ms. Morgan what her title is. She said it is Special Assistant – Financial.

Mr. Felton said Ms. Morgan’s job is not just to understand loans, etc., but to understand the operations of the entire agency.

Mr. Felton said one staff member who is not in the meeting today – and will likely be in future meetings – is Donna Perez, Director of Development. With the Heritage Park redevelopment, Ms. Perez has been dealing mostly with the City of Raleigh and JDavis architects. She had initial meetings with the city to talk about roadways and what RHA was proposing for those. Unfortunately, the city didn’t get back to RHA before the pandemic. The rezoning process should initiate talks that were happening before the pandemic and bring them to a resolution.

Commissioner Warren said he thinks it would be good to have Ms. Perez in these meetings going forward. He asked if everyone present today will be on the meetings. Mr. Felton said, yes. Suzy Bryan is on the call today in place of Liz Edgerton (who is out of the office today).

Suzy Bryan explained her duties as Assistant Director of Administration-Finance. The Admin-Finance department handles the day-to-day operations of the financial and administrative piece:

- Tenant accounting
- Payroll
- Accounts payable
- Procurement
- IT staff
- Compliance
- Auditing tenant files
- Cash management
- Preparing master operating budget

Mr. Felton said Liz Edgerton, Director of Administration-Finance/Deputy Director was unable to be on the call today but she will be in on future meetings.

Mr. Felton asked the Committee if they wanted to appoint a Chair of the committee, so that it could be added to the resolution for the RHA Board in October.

Commissioner Mutisya agreed that a Chair could be appointed now to include in the resolution.

Commissioner Warren wanted to clarify that the Chair of this committee was being elected by the Committee and not by the full RHA Board. Mr. Felton said that was correct.

Mr. Felton asked if the Committee wanted to talk about the duties of the Chair. Commissioner Warren said it is basically to preside at the meetings.

Commissioner Braun nominated Commissioner Warren for position of Chair of the Repositioning Committee. Commissioner Mutisya seconded the nomination. The Repositioning Committee voted unanimously for Commissioner Warren to serve as Chair. Commissioner Warren accepted the position and thanked the Committee.

Mr. Felton asked if there needed to be a Vice Chair for the committee. Commissioner Braun said, in his experience, committees don’t usually have a Vice Chair. The Committee agreed that there is no need for a Vice Chair.

Mr. Felton asked about how often the Committee would like to meet. The charter discusses meeting four times a year. The committee may want to meet more often than that, especially early on with RAD and the Heritage Park redevelopment.

Commissioner Mutisya said her schedule fluctuates and is starting to get busier. She said she is willing to set a schedule, if necessary. She recommends they keep it open going forward. However, she is leaving it up to the committee.

Commissioner Warren said this will be driven partially by RHA's schedule (in terms of repositioning and RAD – whenever there are major issues to consider). He said he also envisions this Committee being a learning process for the new RHA Board Commissioners who are on the Committee. He is available on a regular basis and he would be happy to attempt monthly meetings. Commissioner Braun also has a flexible schedule but it might be a little more difficult for Commissioner Mutisya and Commissioner Morris.

Commissioner Braun said he would like to attempt monthly meetings, for now, to the extent it works for the other Committee Members. He suggested scheduling with enough advance notice so that if something comes up it can be brought to the attention of the Committee.

Commissioner Morris said he is fine with that. He can schedule his calendar and work around meetings. He said if he has a conflict, he can be updated about the meeting later. He said he can work with whatever the Committee comes up with.

Commissioner Warren said it would be better if there is a fixed date for the meetings.

Commissioner Mutisya said Mondays, Tuesdays, and Friday's are best for her. Wednesdays and Thursdays are when her schedule is very tight.

Commissioner Morris said he can work with Mondays but prefers Tuesdays.

Commissioner Braun said the first and third Tuesday of the month are the City of Raleigh Council Meetings. He said he tries to attend those – they begin at 1:00 pm. so the Committee Meeting could be 11:30am – 1:00pm.

Commissioner Morris suggested that they keep the meetings to one hour (11:30am – 12:30pm) and they could have the flexibility to extend it to 1:00pm, if needed. Commissioner Warren said that works for him.

Mr. Felton suggested having the meetings on the second Tuesday of the month so it won't interfere with the City of Raleigh Council Meetings. That would also allow time to get it on the agenda for that month's RHA Board Meeting.

Commissioner Warren said that works fine for him.

Commissioner Braun said that works better for him.

Commissioner Mutisya said that works for her, too.

Commissioner Warren said the next thing on the agenda is to discuss topics for the Committee to explore. He said he can ask the Committee Members what they want to do or he can ask staff about some specific items that need to be discussed, given the next couple of month's schedule.

Mr. Felton suggested the following topics:

- Redevelopment of Heritage Park (specifically because of the rezoning).
- Options for Heritage Park.
- RAD – staff has asked for an extension for the financial plan to be submitted in May 2021. That would mean closing in 2021, if approved by HUD. RAD is on hold at the moment, due to the Capital Needs Assessment (staff has not been able to get into units because of the pandemic).

Mr. Felton said to keep in mind that RAD is a part of the Heritage Park redevelopment. One of the balancing acts for RHA is weighing RAD and Heritage Park so there are funds to do both projects.

Commissioner Warren asked if the Heritage Park redevelopment is the first priority. Mr. Felton said yes – at least until RAD gets back up and going again.

Commissioner Warren said there's the physical plan of what Heritage Park is going to look like as well as looking at HUD financing for the project. He said there are possibly public participation issues – does RHA want to get more out in the public with this project?

Commissioner Warren asked if Mr. Felton has examples of other housing authorities that had good RAD experiences for the Committee to look at. Mr. Felton said the Board had asked if any other housing authorities had done a Section 18, because that is what RHA was leaning toward. Staff talked to the consultant about it and there's no other PHA that has done the Section 18 like RHA was proposing. There have been some that have started and are working down that path. However, it's fairly new with RAD (about two years old).

Mr. Felton said RHA's HOPE VI and Walnut Terrace redevelopments were both demo/dispo projects. They would be very similar.

Commissioner Warren asked if there are any good RAD examples that could be shared with the Committee. He said Asheville is doing a conventional RAD deal – demolition of an existing property with mixed use and tax credits. He thought maybe there were some other local housing authorities with examples.

Mr. Felton said there are other PHAs who have done RAD and it's worked well for them. Dale Rector recommended staff talk to Fort Smith Housing Authority (Arkansas). Staff talked with them and they had converted all of their properties to RAD. They are a much smaller housing authority than RHA. They are cash flowing well and it's working well for them.

Mr. Felton said RHA is proposing – at least with the first few RAD properties – a straight conversion where it's just a funding source change. Staff is not looking to redevelop or rehab any of the RAD properties because those properties are in good shape (that's what the Capital Needs Assessments have shown so far).

Commissioner Warren said he was thinking of examples of redevelopment projects like Heritage Park (where you're in a downtown location and maybe there's a need to preserve the existing housing as well as some mixed use).

Commissioner Braun said he thought he saw some examples of Section 18 redevelopments on the HUD presentations he has watched. He said he would go back and look at those to see if he remembered correctly.

Commissioner Braun said, in terms of public outreach, he would like the Committee to look at the rezoning request application process because there must be a neighborhood meeting before it is filed. Whether RHA wants to have it or not, it is a requirement. There will need to be more meetings than what the code requires, in his opinion, because this is a big deal and everyone will know it's the beginning of the redevelopment process. While staff may not know the outcome, there will need to be some engagement process. There will need to be the pre-filing meeting, and then the official meeting after the filing. After that, staff will go the Planning Commission and they will ask how many meetings have taken place and who was at those meetings. He said neighbors will come to the Planning Commission Meeting and they will say they didn't hear about it. He said there will need to be at least four meetings with the public.

Commissioner Braun said RHA will need to develop a public outreach program. He said Commissioner Mutisya and Commissioner Warren have both done some of this.

Commissioner Braun asked Mr. Felton if they have given RHA a targeted filing deadline. Mr. Felton said if it was started in September, they could file in March (so if staff gets started in October/November, they should be filing in April/May).

Commissioner Warren asked if staff has selected someone to represent RHA in the rezoning process. Mr. Felton said it is Morningstar (the contract should be sent up today for signature).

Commissioner Warren asked if that was going to be on the Board agenda for October. Mr. Felton said staff is authorized to do that – it does not need to go to the Board for approval.

Commissioner Braun asked if they are incorporating a number of meetings into the contract. Mr. Felton said yes – he was not sure of the number of meetings, though.

Commissioner Warren asked which staff member is working on that. Mr. Felton said Donna Perez (Director of Development).

Commissioner Braun said if RHA files in April, it won't get to the Planning Commission until August or September, at best. At that point, it will be during election time and RHA doesn't want to do anything until after the election. He said he thinks RHA should wait to file later, subject to what the consultants say, because it will get stuck in the Planning Commission and they will be posturing for an October election and nobody will want to mess with it before the election. Best case scenario, at this point, RHA probably won't get a decision until early 2022.

Commissioner Warren said it will be interesting to hear if Morningstar comes up with that same schedule.

Commissioner Mutisya said she would encourage staff to ask Morningstar questions, regardless of the schedule they come up with (unless they bring it up). For example, how do they think the election will impact the timeline?

Commissioner Braun suggested staff ask Morningstar the following questions:

- What is the timeline for this, given the election?
- What do you suggest is the community outreach, given the sensitivity of this project and where it's located?

Commissioner Mutisya said, in her experience, they were able to sketch out a rough timeline with specific dates (those dates were subject to change). However, the client was given at least the month, if not a specific date. It would be helpful to RHA if they could provide some type of timeline for staff to work with just to have a "big picture".

Mr. Felton said staff will ask them to get that. It may have been submitted with their proposal.

Commissioner Warren said Heritage Park has a couple different design options – how does the design get finalized? He asked Mr. Felton what his team's view of how RHA moves toward a clearer vision about what happens on the entire site.

Mr. Felton said there was discussion about possibly phasing the project. That is something that can be talked about with JDavis. Since Dorothea Drive splits the property, maybe the southern part would be where the senior building is built. Staff will need to work out water and sewer issues. On the south side, everything is individually metered so all of those units can come out.

Commissioner Warren said there are a couple of reasons to think about phasing:

- Maybe RHA can do the equivalent number of units on less land so no affordable units are lost.
- Closer to downtown, on the east side, could be a site that isn't fully developed initially (let the market decide a little bit). In other words, finish off the first half and then come up with a plan for the final phase.

Commissioner Warren said another question is whether all of the residents who want to come back to Heritage Park, after being moved temporarily, would be able to come back to the site. That would be another reason for phasing (to avoid displacing everyone at once).

Commissioner Warren said there are decision points to be made along the way and he is wondering what the plan is for RHA to get there and when that's going to happen. He said if RHA is going to look towards partnering with another developer, they might have something to say about the plan as well.

Mr. Felton asked what the Repositioning Committee's thoughts are on having everyone relocated and not phasing it but doing it all at once. He said there are pros and cons with all of the options. Section 18 will give Tenant Protection Vouchers and then RHA's Section 8 program grows by approximately 120 vouchers. The smallest number of units in all of the different Heritage Park redevelopment plans is 300 affordable units. One of the things that the RHA Board had wanted to do was to grow the Section 8 program.

Mr. Felton said the HOPE VI properties were incentive properties with work requirements. Is that something the committee is interested in to allow the resident back (the resident would have to be working, elderly, or disabled)?

Commissioner Braun said the committee should take a step back and ask what is wanted from the Heritage Park redevelopment. This is an extremely valuable property – it's in a great location. He asked two questions:

- What does RHA want to accomplish with the property?
- With regard to vouchers, there is such a huge waiting list already, what happens if the resident is unable to find housing? Do they have to go back in line?

Commissioner Morris asked if the added vouchers for the redevelopments are added into RHA's existing vouchers and those displaced residents take a priority. Mr. Felton said that is correct.

Commissioner Morris said those residents are not on a waiting list and they'll get a voucher immediately. He said what this is doing is increasing the number of people that RHA can house with vouchers, which is a benefit.

Commissioner Braun said that assumes those residents can use the voucher somewhere. Commissioner Morris said that is true. However, there are a lot of landlords out there that will rent to individuals who have vouchers.

Commissioner Warren said he thought he heard that a lot of voucher holders are not succeeding in finding a place to rent and had to give up their voucher. Mr. Felton said there are approximately 35% who are successful in finding a unit. He said some of that is due to lack of landlords, credit history, or criminal activity – there are a lot of factors that go into the percentage of unsuccessful voucher holders.

Commissioner Warren asked what happens to a person at Heritage Park who can't find a place to live. Mr. Felton said what staff has done in the past is to give them a choice between a voucher or a public housing unit. If they wanted to go to another public housing property they can be transferred and RHA would take care of that transfer cost. If the resident had a credit issue, staff would make sure they didn't owe RHA money. RHA would still get the tenant protection vouchers for all of the units, regardless of whether that resident stayed in public housing or chose a voucher.

Commissioner Morris asked about the percentage of residents who were not housed in RHA's previous redevelopments. Mr. Felton said 100% were housed. Commissioner Morris said everyone who comes out of Heritage Park will be housed – they won't be homeless.

Commissioner Braun said his point is that RHA is not doing anything to eat into the 6,000 people who are already on the waiting list. RHA is giving the people who were already in housing a voucher and the opportunity to move back to the site.

Commissioner Morris asked if Commissioner Braun's idea is to build more public housing so that everyone is concentrated in one place. Commissioner Braun said no. He said the vision of Heritage Park is a mixed income, mixed use development like it would be for any tax credit property. RHA should consider developing Heritage Park into a true mixed-income project with market rate apartments, some office or commercial space, and affordable housing – but not to make it one large affordable housing project.

Commissioner Warren said this has been a wide-ranging discussion about Heritage Park. He said it might be useful for the Committee Members to write up questions they have about Heritage Park and share them with Mr. Felton and his staff. That would allow for a more structured discussion in the future. One aspect of the conversation can be to find out about the existing population:

- What do we know about the current residents?
- How many residents want 4- and 5-bedroom units?
- What is the age demographics?
- Does RHA have their credit report information?
- What is the likelihood that those residents will be served either with the existing properties that accept Section 8 or through public housing?

Commissioner Warren said another aspect of the conversation can be:

- What is the vision of Heritage Park?
- Does the committee all share that vision? Each Committee Member can write down their vision and share it with the group to confirm that everyone is on the same page.
- Does it make sense to subdivide the project?

Commissioner Warren said there are a lot of questions that the committee can come up with that the staff can aggregate and help the Committee structure future discussions.

Commissioner Morris said that makes sense. However, some of those things have been discussed – and are being discussed during this meeting. This conversation is good because it's helping the Committee Members get an idea of what some of those options are and what each other's visions are. He thought the mixed-use property is what the designs are showcasing and what the Board has been talking about all along. Maybe they're not exact – but they are versions of what is being discussed today.

Commissioner Morris said, regarding RHA's previous redevelopments, nobody has been displaced where they haven't been served. Those residents have either received a voucher and found a unit on their own, or they've been moved into another development. He said nobody is going to be displaced. There's no reason to think that the Heritage Park redevelopment will be any different.

Commissioner Morris said he is not saying the staff shouldn't pull all of that information together. He's just asking if that is a valuable use of the staff's time, if it's already known that they're going to be placed somewhere.

Commissioner Warren said public housing is a last resort for many people. It is known that there are people living in RHA's communities who have criminal records or very poor credit records. His question is, if RHA has over 100 families out there and 50% of them are not going to be able to compete effectively with a voucher in the marketplace, does RHA have 50 available public housing units to move those residents into? He said it can be discussed today or later. However, he'd like to have further discussion about it. None of the RHA Board wants to be accused of putting residents out on the street and a lot of people are going to be looking at that.

Commissioner Warren recalls hearing about the Halifax Court redevelopment and the public was concerned that RHA didn't know where a lot of the residents went – and that very few of them came back to the new Capitol Park.

Mr. Felton said nobody was made homeless with the Halifax Court redevelopment. Everyone was given the choice to either move to public housing or receive a Section 8 voucher. The split was approximately 50/50 and staff was helping the residents find units and get into public housing. RHA turns about 300 - 350 public housing units each year so, over time, staff will find a unit for the resident to move into (depending on the bedroom size). All of the residents had the option to come back. However, they had to

be elderly, disabled, or working a minimum of 35 hours per week for the previous two years. Those residents were told that information ahead of time so they could get themselves ready. Although not many people moved back to Capitol Park, a lot of the residents were settled where they were and didn't want to move again.

Commissioner Braun said the RAD conversion is going to remove units from public housing, too, so RHA's public housing supply is going to decrease. He said it is unsure what the overall plan is for how many units RHA is going to convert to RAD. Every RAD conversion takes units out of public housing. Mr. Felton said that is correct.

Mr. Felton said staff doesn't anticipate all of RHA's properties to be converted to RAD unless something changes at HUD or with funding or Congress. The reason staff is looking at it is for repositioning – it's going from a public housing funding model to Section 8, which has been historically more stable than public housing. Since RHA is new to RAD, staff wants to convert the simpler developments first. Staff feels like the key to being successful at RAD is to not take on a lot of debt.

Commissioner Braun asked, with what staff knows today, is there a target number for how many units will be converted? Mr. Felton said the following communities would not be converted:

- Capitol Park
- Chavis Heights
- Walnut Terrace
- Birchwood/Eastwood (a possible redevelopment property)
- Heritage Park (the next redevelopment property)

Mr. Felton said a PHA could redevelop the property and then convert to RAD – but not vice versa. Those properties that are next to be redeveloped would not be converted to RAD yet.

Commissioner Braun asked if the redevelopment process take the units out of public housing. Mr. Felton said that is correct. Heritage Park would no longer have public housing units – it would be some version of tax credits that would still be affordable and residents could use their vouchers for. Mr. Felton said RHA could look at getting the tenant protection vouchers as well.

Commissioner Braun said he would like to see an overall thinking of the repositioning process (RAD conversion, whatever will stay public housing, and which projects will be redeveloped). If you look at all of that, RHA will come out with substantially less public housing, some additional number of RAD conversions, and a decent number of redeveloped units.

Commissioner Braun said he would like to know where staff would like to see the mix of housing come out, given what is known about the properties.

Commissioner Warren asked Commissioner Braun if the 5-Year Plan would state all of that. Commissioner Braun said he thinks RHA would need a 10-Year Plan, a 5-Year Plan, and shorter-term Plan. With redevelopments, five years is the minimum number of years you would need.

Commissioner Warren said the Board will be talking about the HUD-prescribed 5-Year Plan at the next Lunch & Learn so that will be another learning opportunity for this committee.

Commissioner Warren asked the Committee Members to try to articulate questions they have – focusing on Heritage Park. He said he would be happy to talk with Mr. Felton and see if they can be organized for discussion.

Mr. Felton asked the Committee to consider what they would like to see achieved at Heritage Park. It is a valuable property and RHA would like to make use of it while still making it manageable for staff.

Commissioner Warren asked the Committee to do the following:

- Give the staff any comments you have about the charter by Tuesday, October 13th.
- Give the staff questions they have about Heritage Park.

The Committee will meet on the 2nd Tuesday of every month from 11:30-12:30.

Commissioner Morris asked if it would be beneficial for the Committee Members to have conversations outside of staff to help develop its own understanding and won't use up the staff's time. This would be in addition to the monthly meetings.

Commissioner Mutisya asked if this was to save time for the RHA staff. Commissioner Morris said it would save staff time and maybe help the Committee formulate some direction so that it syncs up with staff's direction. This is not to exclude Mr. Felton, if he has time or wants to participate in a call. It could be impromptu, as needed, and not scheduled.

Commissioner Braun said he doesn't have a problem with that. However, now that it is an official Committee, if they meet as a Committee it is a public meeting and would need to be announced to the public (therefore could not be impromptu).

Commissioner Warren said he doesn't mind having conversations but there is a little bit of a substantive issue because the Committee has been created and Mr. Felton is now on it. He said it doesn't really matter if Mr. Felton is on the committee since he would be invited to participate anyway.

Commissioner Morris said his comments were not to exclude Mr. Felton – it was just a thought for the Committee to have additional conversation. The meetings can be scheduled and the additional conversations are not necessary.

Commissioner Warren said that doesn't mean that some of the Committee can't have informal conversations, too, without scheduling a conference call.

Commissioner Warren asked if staff would draft minutes of the meeting. Mr. Felton said Gwen Wall would send out the minutes to be available for approval at the next meeting.

The meeting was adjourned at 1:00 pm.