

Repositioning Committee Meeting Minutes
February 14, 2023
11:30 am

Committee Present: Gregg Warren, Yolanda Winstead, Liz Edgerton.

Committee Absent: Arne Morris, Joe Whitehouse.

RHA Board Present: Eric Braun.

RHA staff: Liz Edgerton, Laura McCann, Jennifer Morgan, Donna Perez, Gwen Wall.

Visitors: Ashley Lommers-Johnson; Brinshore: Peter Levavi, Richard Sciortino, John Majors; EJP: Rhae Parkes; Torti Gallas: Murphy Antoine, Troy McGhee; Moseley Architects: Brian Jones; BL Wall: Vanessa Powell, Bridgette Wall-Lennon; and Raleigh Raised: Terrell Midgett, Levelle Motion.

Review and approval of minutes of November 8, 2022 Meeting

Commissioner Winstead moved and Mrs. Edgerton seconded approval of the Minutes from November 8, 2022. A vote being called, the ayes and nays were as follows:

Aye: Liz Edgerton, Gregg Warren, Yolanda Winstead.

Nay: None

Repositioning Committee Chair Introduction

Commissioner Warren said the Repositioning Committee is a committee of the Raleigh Housing Authority that was created over two years ago. The committee was tasked with looking at the entire RHA portfolio. There was a committee charter that was presented and it provided an opportunity to work with staff and other partners to look more in-depth at the entire portfolio of RHA.

The committee meets on a monthly basis, unless we don't have any business, and our last meeting was November 8, 2022, when we took a holiday because negotiations were underway. At that point, the committee recommended the MOU with Brinshore. Then the RFQ was out for the Master Planning process, so we waited on that until the Master Planning team was here.

I'm delighted that we have a full team here. The Brinshore team submitted their proposal in November 2021. We now have our team of land planners and developers and I'm delighted that we're now able to get started.

In the material that we sent out there were two different items: Heritage Park Development Principles and a more detailed Master Plan Principles. The Heritage Park Development

Principles were adopted by the Board and the more detailed Master Plan Principles were a product of the Repositioning Committee that were not brought before the Board. They are simply thoughts from the Repositioning Committee. I think that will be a good starting point for discussion today, to see if we're in the same direction heading in our work going forward. I would note that Raleigh Housing Authority would be an active partner in all of this.

RHA's intent is to step into the shoes of Brinshore after stabilization of the property, subject to the approval of investors. To a certain extent, we view ourselves as the long-term owner of this development, and therefore we will be involved. I would also note that the City of Raleigh is incredibly interested in this development – what happens here, who we serve, and what it looks like. It is the highest profile affordable housing development that the city has ever seen so there will be a lot of eyes on this.

I think that we need to be flexible in terms of our public participation efforts and make sure that we have solid input from the community as a whole. I don't expect that we'll get 100% consensus as to what we come up with as a plan, but I think that if we can get up to 70% - 80% support for what we're doing it would be important. It's important to minimize the disruption to the residents and provide them with the best possible opportunity to move back into the community. We will need to make an extra effort to ensure that the existing residents of Heritage Park have an opportunity to come back in the future, once we complete various portions of the plan.

Commissioner Warren turned the meeting over to Peter Levavi with Brinshore.

Mr. Levavi went through the list of Principles of the Master Planning Process:

1. We will maximize participation and input of Heritage Park residents, community and other stakeholders. We have already put together a preliminary list and will discuss this later.

Commissioner Warren said we also have a list.

Mr. Levavi said we can combine the two lists.

2. All current lease-compliant residents of Heritage Park will have a right to return to the new development.

Commissioner Warren asked if there are any caveats to that.

Mr. Levavi said I don't believe so, as long as they are lease-compliant. We will have units that match their bedroom sizes so we are going to be working with the housing authority to get the family size compositions, to make sure that the units that we're replacing would be appropriate for the current resident.

3. New developments will be mixed-income with a minimum of 122 subsidized units in which residents pay 30% of income in rent. We've been discussing that since this is a section 18, tenant protection vouchers would come with all units that have been occupied over the past 24 months from when the application is submitted. There are some units of

the 122 that will not meet this criteria and we're looking for other ways to have subsidy brought to make it a total of 122.

Commissioner Warren said that's a different statement than what we said.

Mr. Levavi said that's why I wanted to say it the way I understood it, and we can have a discussion around what.

Commissioner Warren said we will identify that as a topic for discussion.

4. The redevelopment will endeavor to minimize temporary displacement by phasing the construction to the extent possible. Through the master planning process, we will look at the possibility of keeping people on site. We don't know whether that's possible at this moment, but we will try, to the greatest extent possible, to minimize displacement.
5. In addition, there will be a mix of affordable and unrestricted rental units in each building.
6. All designs will be indistinguishable between income groups.

Commissioner Warren asked if market rate would be included in every building.

Mr. Levavi said potentially, yes. There may be a senior building that doesn't have any market rate in it. However, to the greatest extent feasible, we will blend in affordable and market rate with the subsidized units.

Mr. Major said we had a lot of discussion about that yesterday – the goal is mixed income community, and that mix should be at the finest grain we can make it.

Commissioner Warren asked the Board Members and staff if they have any thoughts about that.

Commissioner Winstead said if you can figure out how to make it work, it's a good goal.

Mr. Levavi said we have a lot of experience doing this in many different cities so we're confident that we can figure out how to make it work.

Ms. Parkes said it would be good to add, as part of the discussion we had as a group, was this idea that the intent of the new community is that nobody should be able to distinguish between market rate buildings and lower-income buildings. The principle of mixed income flows throughout the community.

Mr. Levavi said you'll notice that I included the word “rental” in there. We haven't addressed whether or not there's going to be For Sale. We don't necessarily mean that there's going to be mixed income if there's a For Sale product.

Commissioner Warren said we had a discussion at our last meeting about that. Nobody on the committee thought that there would be ownership units on site. However, that is just an opinion right now.

Mr. Sciortino asked what the hesitation is with having mixed income within the buildings.

Commissioner Winstead said it's how to structure it. You have to figure out how you integrate the affordable and market rate units throughout building.

Commissioner Warren said it's a financing question.

Mr. Sciortino said it definitely reduces your basis for making 4% deals so it makes it a little more difficult to finance. But that's the only thing that we've run into.

Mr. Levavi said we have run into this in some places in Michigan. We've had to make kind of a checkerboard condo within the larger buildings make that happen.

Commissioner Braun said there is a sense that some members of the community, in the vein of displacement and gentrification, that if there's a fairly large number of the higher rent levels, some people in the community are going to say we're trying wash out the lower income residents. I know it's not the intent, but it will likely come up within the community.

Mr. Sciortino said, after talking with the architect about what will put on the site, I don't think we're going to have a huge portion of market rate.

Commissioner Braun said I'm just suggesting that there's going to be people in the community saying it should be all 30% AMI. It's something to consider as you communicate and present to the public.

Commissioner Warren asked what income level people must be to apply for conventional public housing.

Mrs. McCann said 80%. We don't have many, but we do have them.

Mr. Levavi said in our latest development in West Haven, where we have 96 units, of which 38 are public housing or will be RAD, we have 3 units that are RAD non tax credit. This is so that they can be up to 80% because we want to accommodate current residents on the CHA's waiting list.

7. All the designs will be indistinguishable between income groups. This means you won't be able to identify a building by income. There will be multiple building types and a variety of designs.
8. There will be at least one senior building.

9. Site amenities will include facilities for community meetings, business center, childcare, social service delivery, recreation, and open space. What the needs are will emerge from the Master Planning process.

Ms. Parkes said we should clarify that it's not just childcare where you drop off your child. It will be quality childcare.

Commissioner Warren said the type of childcare that is offered will need to be fleshed out during the community engagement process. It is difficult to find childcare that is affordable and that serves infants.

10. The site will have retail with preference to local and minority entrepreneurs.

Commissioner Warren said historically Heritage Park was an African American neighborhood. However, it isn't that now, absent the Heritage Park occupancy. This is a different community that surrounds it.

Mr. Levavi said I don't think we're saying serving the African American community, we're giving a preference to entrepreneurs from the African American community.

Commissioner Braun said the city just created a fund called the Project Development Fund which is designed to address impacts of BRT, which is coming now. Those funds are designated for minority and small local businesses. We might be able to tap into that.

Commissioner Braun said there are several groups that complain that the city never does it right. So I created a new group called Raleigh Forward, which is an online website and on social media. It's designed to provide basic, accurate information about what's going on in the city. It might be helpful to you.

Mr. Levavi said one of the things that Brinshore prides itself on is that we want to help communities build wealth and share the economic opportunities that are being generated by this redevelopment with local folks. We are going to be very deliberate about that, to the extent possible.

11. Inclusion of minority and women-owned businesses and construction subcontractors and other economic opportunities.
12. The property will be managed from on-site management offices, so the buildings will have management facilities within them.

Mr. Levavi said those points are what we got from the principles and how we understood them with our discussions. You may want to add, subtract, or amend what we've said here. I want to make sure that we're all on the same page when we get started.

Mr. Sciortino asked about the Board's Principles that said the "Development will be phased leaving eastern parcel available for market rate housing or other complementary uses."

We had a chance this morning to meet with Larry Jarvis and his team and he also mentioned that as a possibility. What are we going to take away from that as a planning practice? Should we plan around that parcel? It will put a huge constraint on how we plan the rest of this site. If we leave that portion unaccounted for, it's going to put a lot of stress on the rest of the site for our design to accommodate. If that site is taken off the table and it's reserved for 100% market rate, it means that those 122 units have to then be fitted into the balance of the site.

Commissioner Warren said some of the site plans that were designed by JDavis showed more density with structured parking. That's the big issue – to create more density, how high can we go and how can we park it? We don't have those answers right now. I know that the city wants to see more density there.

Mr. Sciortino said, in talking with Larry Jarvis, they want to fund stick buildings and surface parking. Mr. Jarvis tells us that if your project is an outlier to what they're currently funding, that's potentially a problem in terms of funding.

Commissioner Warren said I think that ties to the alternate use on that remaining parcel. We were thinking we could pay for a deck – or at least have a shared deck – through the sale of that parcel.

Ms. Parkes asked if there is any reason that we would not, as a part of this planning process, incorporate the city parcel that is adjacent to our site in this Master Planning Process and layout a comprehensive strategy that suggests redevelopment for that site.

Commissioner Warren said there are two city parcels that are relatively modest in size. I think the city is expecting that there will be a Development Agreement executed. That would encompass both the financing aspects of the affordable housing, as well as the pay-fors on the extensions of Dorothea and West streets, which are not inconsiderable amounts.

Commissioner Braun said I believe that RHA has a substantial amount of leverage, and I think the city wants to make this the best product that the city collectively can produce for the residents.

Commissioner Warren said yes, I think we should include those in the plan.

Ms. Parkes asked if you have had conversations with the city at this point. Are there other potential city-owned land that could potentially expand this conversation about development opportunities – or are those two the sum total for this conversation?

Commissioner Warren said the connection under Western Boulevard is up for grabs as to maybe being redesigned. Some of that land would come back to RHA, as I understand it. Where that falls within the period is anybody's guess. However, I bet it's beyond our timeframe.

Mr. Sciortino said the idea of this site being aspirational and at the same time, both feasible and reflect the needs of the residents are two different things. I don't know what is going to happen when you have a conversation with residents and you tell them everybody is going to be moving

into a 12-story high rise. We are hearing conflicting things – the city wants a lot of density but we're also hearing that everybody shouldn't be in an elevator building. I am a little bit anxious about starting planning process with that conflict. If that's underwhelming to the City Council, then we really need to change the way that we're going to go about planning. Because we're more likely to end up there than we're going to end up with 600. We should probably be meeting with them and just trying to figure this out.

Commissioner Warren said I think you're right. There are conflicts with what the residents want, because a lot of them still want low rise with front porches that they can sit on. The City Council wants density that we probably cannot economically provide.

Ms. Wall-Lennon echoed Commissioner Braun's statement that the City of Raleigh wants greater density. Elected officials are getting strong requests to create more affordable housing throughout Raleigh and throughout the country as well.

Ms. Parkes asked how far the committee got with the city about any kind of financial contribution to support the implementation of a plan that emerges. Did any of that happen yet? If so, were there any commitments? That will help in terms of some of the continued conversations throughout this planning process around expectations with the city.

Commissioner Warren said there's been no financial plan presented to them asking for money. They are cognizant of the fact that that there will be an ask, and it will probably not be inconsistent with what they've been doing with other projects. They only have so much money that they have available. Most of these are going to be 4% bond deals.

Commissioner Braun said I think the council wants to provide the resources to make this better than what has been done in the past.

Commissioner Winstead said I think there's going to be a middle ground. It has to be feasible and the city only has so many resources.

Commissioner Warren said to not count out the county. The county is a potential participant in this as well.

Commissioner Warren said RHA is currently clear to everybody that 122 units will be available for those with 30% AMI or less. He asked if there will be a problem with this.

Mr. Levavi said there might be a problem. On the one hand, that's where we are now. Everybody who lives in the development is likely 30% or less. However, do we want to live in a world where we tell people that they're not allowed to become self-sufficient and not allowed to increase their incomes and become taxpaying citizens and move up in the world?

Commissioner Warren asked how that would that prevent it.

Mr. Sciortino said if you're restricting 122 to 30% AMI, they would no longer qualify for a voucher, they would have to move into a tax credit unit that doesn't have a voucher.

Commissioner Warren asked Commissioner Winstead about her experience with 30% AMI targets.

Commissioner Winstead said if someone increases their income when they move in, as long as their income doesn't increase more than 140% over that limit, then they can remain eligible. Mr. Sciortino is talking about being eligible for the voucher, not the tax credit. I don't the difference when your income gets to the point where you're no longer eligible for a voucher.

Mr. Sciortino said normally with a public housing unit, we don't put a 30% restriction on it, unless it's part of the tax credit process. In order to be LIHTC eligible, it has to be 60%. We take our tax credit units, and we use it as public housing unit, and it has to be up to 30%. It's not restricted. The common denominator is that it is public housing eligible.

Commissioner Warren said the public perception is that there haven't been enough units produced for those that are at 30% AMI or less that. The LIHTC units produced are more often than not at the 50% or 60% AMI level.

Mr. Levavi said they don't have Project Based subsidy on it – and that's the issue.

Commissioner Warren said there is a desire to see that population continuously served by the development, not only at initial occupancy, but over time. That's also driven by some of the funders, too.

Commissioner Braun said in some of our meetings it has been suggested that our goal was to do more than that. This has not been approved officially, but there have certainly been suggestions. We've been hearing that the biggest need is at the low income.

Mr. Sciortino said I don't personally have a problem with it. If you're comfortable with restricting it to 30%, that means that if somebody comes in your door is 40% they can't live there because they aren't going to have a voucher because the other tax credit units are not subsidized.

Commissioner Warren said that's how the deals are being structured here in North Carolina. Without rental assistance, or project based assistance, the developers are just showing the lower rents.

Mr. Levavi said we do that also. But it's a smaller percentage than what we're talking about here. We're talking about 122 and beyond.

Commissioner Warren said it depends on how many units in total.

Mr. Levavi said that is correct.

Commissioner Warren asked if the design team has reviewed any of the drawings that JDavis did.

Mr. Antoine said we've seen some. We've had a one month to six weeks intense analysis of all of these things – not only the plans that have been done before, but the physical conditions of the site, the city parcels, is there opportunity to blend boundaries (that will be our preference, to try to mix). A resident-first kind of analysis of what are the bedroom types there now, what's the waitlist say about that? What is the capacity, what's the family composition – there's a lot of analysis to do so that we can absorb that. This has been a great couple of days of conversation. And then there's a parallel track of continued stakeholder identification (2-page list of 100 people). There were lots of other names shared yesterday between BLWall and Raleigh Raised. There's going to be a week of continued identification or additional identification and a strategy for the outreach that will be shared before that happens. We can draw additional plans, but we are more comfortable absorbing a lot of that homework before that. We want to take the time to do it right and figure that out before we draw the next piece.

Commissioner Warren asked what the maximum height is if we build stick built.

Mr. Antoine said we do plenty of market rate five over three – five story wood over concrete podium could have residential and it could have parking in and could have retail in it. It's all about what the sites can accommodate.

Commissioner Warren said I don't think we can go to the non-combustible buildings. I think we've got to stay with stick built. Using that as a guide, the maximum we're looking at is five stories.

Mr. Antoine said a mix of types is one of the principles so we have some of the denser type, we might have some of the less dense type. How many five-bedrooms and four-bedrooms do we need? Do we really want to put those in elevator buildings? This is all part of the mix and figuring it out. The Davis Bacon commercial wages kick in, at some point story-wise, which we need to mix into the financing too.

Commissioner Warren said some of those guidelines can drive the Master Planning process. We still want to have some green space.

Mr. Sciortino said we're going to draw this and get to a point where we're struggling to get to 400 units. If that is going to be a problem with City Council, then we need to think about what the ramifications of that is. We're going to end up with 30% AMI people living in buildings that are predominantly market rate. In order to get to 600 or 700 units, you're going to have to go and structured parking and 7 or 8-story buildings. Those 122 people are going to be living in apartment buildings with a lot of market rate.

Commissioner Warren said the city is approving market rate deals that have affordable components in them. We would ask you to think creatively about that easternmost parcel and how that might be able to play into the overall plan. You know, we could do that deck there.

Mr. Sciortino asked what that would gain us in terms of more units going in. Does the city want units, or do they want affordable units? Does a market rate building that is unrestricted satisfy the city's concern for more units?

Commissioner Braun said after you've done your preliminary analysis, there's got to be a couple of meetings with the mayor. I think the most productive approach would be to sit down with the mayor and discuss the expectations versus financial. We need to figure out how to develop this parcel to make it financially feasible and successful for everybody, and meet the expectations of a broad, diverse segment of our community.

Mr. Levavi said we want to be careful about coming into a meeting and giving the impression that there's a preconceived notion. There's a balance between doing our homework and understanding what the site can yield from this range to that range.

Commissioner Braun said it's critically important that we have to figure out how to structure this in a way that allows it to evolve organically from the community, to the extent that's possible.

Commissioner Warren suggested giving them a low density version and a high density version.

Mr. Levavi asked if the city is looking for more affordable units or more units.

Commissioner Warren said affordable.

Mr. Sciortino said I would suggest we have our first meeting with the residents and we develop a very preliminary schematic plan that sort of meets their needs. I think we're going to end up somewhere in the 300 to 400 unit range. I think at that point, we then bring it back to the City Council and tell them what we're hearing from the community. We tell them that we know they want more affordable units, and in order for us to do that, we have to increase the density. At some point, we have to explain the issues. I don't want to deliver a plan that we have engaged the residents, stakeholders, and the community that disappoints the elected officials and just causes problems. We have to make sure everybody is engaged in the process.

Mr. Levavi said a lot of it needs to be on parallel tracks. For us, design is all about proportion. The proportion of the mix, both of income and the building types, is absolutely critical to this. How much the 122 core replacement is a proportion of the total will be a real sensitivity to the residents and RHA and the city. That will drive the overall in some ways, as well.

Commissioner Warren said I'm not sure that there's going to be a consensus reached for an optimal plan through community engagement efforts.

Commissioner Braun said there might be an opportunity talk to the city about the fact that they might not get everything they want on this site. However, there might be other places we can work together to address some of the needs.

Commissioner Warren said reserving easternmost property was an idea. And just simply an idea to help monetize activities on the rest of the property.

Commissioner Braun said overall, the goal is to produce affordable housing for the variety of needs in some form or fashion.

Commissioner Warren said if that's a constraining factor, to get more units, then perhaps we'll start out the planning process developing the entire site.

Mr. Levavi said the other thing that it forms a constraint on is if you wanted to do a build-first strategy. The logical place to build a building that was least disruptive to the site would be on that Eastern parcel. We looked at it closely yesterday and we think if we took down two buildings, we could build a building on that site. And you could begin to move people into that building, to free up some of the pressure on relocation.

Mr. Sciortino said I think that we show and remember that that parcel can be better. We show a moderate building on that site and show another alternative and tell the city if they want something like this, it will require a lot more money.

Mr. Sciortino asked for clarification that all 122 units would be restricted to 30% AMI.

Commissioner Warren said yes. This has been the consistent message that has been provided publicly.

Mrs. McCann said with public housing and with Section Eight, we must have a certain threshold each year in new admitted families under that 30% threshold. With public housing, you have 40% each year that caps 30% or below. Section Eight is 75% at that 30% and below. I don't know if we can do that for Heritage Park – possibly adopt that 75% Section Eight in to the 40% so that we have a higher threshold. Then we're still setting aside 122 units that we know we're going to be going to that 30% AMI without labeling it that way.

Mr. Sciortino said as long as we have a voucher, we know what the rent is going to be. The only thing that I could see it affecting is the property management that you now have 122 very low income families that are going to need the supportive services. But that's a property management issue. From a financing issue, it's still a voucher. We know what the rent is going to be.

Mr. Levavi said I think we can make this work – getting the higher revenue and restricting it. Philosophically, I think it's a problem. However, if you don't want to go in the direction of promoting self-sufficiency, then I understand that's your constraint.

Commissioner Braun said some of the services we want to potentially provide on-site is to promote self-sufficiency. However, there's such a demand in this community for 30% AMI and below we aren't even in the neighborhood of satisfying that demand.

Mr. Sciortino said if we say that it is restricted to 30% AMI and all of a sudden, they make the equivalent of 60% AMI, do they need to leave that unit?

Commissioner Warren said this has been happening in North Carolina on LIHTC deals for years that there have been 30% AMI restrictions.

Mr. Sciortino said we're not saying that we can't have restrictions. We have 30% AMI all the time. But they're not all 30%. In this case, you're saying that there's mandatory 30% AMI.

Ms. Parkes said I do think we're probably going to be at the Housing Authority-specific conversation about some of these implications, because we're going to have to submit a disposition application to HUD. We know right now, based on the data, we have families for over 30% AMI and so we have to be able to show a replacement unit for all of these families. What we have seen and done in other communities is there's a distinction between all of the original families who have a right to return regardless of their income so they were grandfathered in. Then any of this income tier restrictions happen on the unit turnover. I just want to flag that because once the original family has been reoccupied, that satisfied all of the HUD return criteria. If that unit is vacated later on, then you can apply certain income tier terms with who's in there. We are in the weeds of all of this. However, bear in mind, HUD has to approve a disposition and we can't go in saying people who are currently above 30% would not be eligible to return to that when we know we have some over 30% families, just based on the data.

Commissioner Warren said I also think that the RHA Board has probably been a little bit too much in the weeds with some of this stuff, due to the transitions. When Mr. Lommers-Johnson comes on board, he can provide guidance to the Board.

Ms. Wall asked if we should be planning to talk to the other City Council members.

Commissioner Warren said it is important to have RHA staff involved, and also invite an RHA Commissioner with the elected officials. We are appointed by the mayor, so we know many of them. I don't know who's going to do all the meetings with stakeholders.

Mr. Antoine said that's part of this plan that we're developing this week, not only to do what we're saying – what sort of audience or constituency that they represent – but who, from this team is the best individual or group of individuals to talk to talk to them. I love the idea of staff and/or Board and I imagine Raleigh Raised as part of many of these conversations. The number of people in the room on both sides of the table will be part of the plan, as well.

Commissioner Warren said I think the expectation when we developed that list, is that there would be effort to reach out to those people and have individual meetings. Figuring out who is best to do that might require sending it around to everyone and deciding who can reach out to them. Even if they don't want to meet with us, at least we document that we've reached out to them so that we made that effort. There are certain critical people – the activists – that we want to make sure to touch base with.

Commissioner Braun said, in terms of City Council, I would try to have individual meetings with the elected officials, at least initially. Starting an early conversation with the mayor is a good idea because she's going to be trying to control the narrative. We have four new members who are very community engagement oriented, and four members who are very pro-development in general.

Commissioner Warren said I think it's important that Stormie Forte, our City Council liaison, is fully engaged and knowledgeable because she can help us.

Commissioner Braun said she wants to help RHA with getting you in touch with people who can be constructive voices in this conversation. There are going to be some people that are not very constructive in the process. She is supportive of the project.

Ms. Parkes asked to clarify the deliverables and the outcomes of the community engagement so that there's no ambiguity. The team collectively is going to have a written plan that lays out who the audience is that we're engaging and suggest the timelines. One of the things we did not get to was a roadmap for getting to a concept plan. From concept plan, the entitlement process for rezoning and also the overlay of the HUD Section 18 disposition process. I think it's going to be really important that we have consensus to make sure we are responding the same way to the public. So allow us to get to this internal work plan, based on all of this feedback, and then get that into circulation and have everyone bless and then we are full steam ahead.

Mr. Antoine said we're hoping to have some kind of consensus on it next week. One of the pieces of the matrix should be an order of operations. We should be thinking, here's the priority of the audience – this Council person first, the liaison first – so that will need to be a dialogue.

Commissioner Warren said, referring to your proposal, I thought that the process was fairly fast and very ambitious. I think you do need a civil engineer on your team.

Mr. Antoine said we edited some of the schedule yesterday. What was a four-week analysis and community engagement strategy is now a six-week. We want to fit into all of the overlapping timelines. However, we don't want to push things.

Ms. Parkes said the timeline we have talked about driving towards was in order to be ready for the pre application in January, if we are going to do a 9%. However, based on your conversation with the city, it sounds like we might be just going for 4% bond deals.

Mr. Antoine said they still want it in January.

Ms. Parkes said we work backwards from that, because in order to compete, then we're going to need to have also gone through the rezoning by them.

Commissioner Warren said maybe you might want to guess that if we're in the 300 to 400 unit range, that we've ended up with two tax credit applications.

Ms. Parkes said she wants to make sure we have consensus around the January targets.

Mr. Levavi said our next stop is to get clarity on what the process is going to be.

Commissioner Warren said the City will be really helpful. You can ask them to pull together all their departments to sit down with you early on, to spec out a constraint.

Commissioner Braun said this thing is all hands on deck – it's a big deal. The city is very supportive.

Commissioner Warren said in terms of bringing deliverables, you're going to be working together to get that plan together and matrix and civic engagement. We will put more meat on the balance in terms of the civic engagement, community engagement, process, and when we might kick off, etc. Another good thing is that we really don't have COVID to deal with and so we can actually have real meetings in person.

Ms. Parkes clarified that the Repositioning Committee meets every month.

Commissioner Warren said yes.

Ms. Parkes said we will giving periodic updates to the extent that we can get a collateral out before the meetings. After that the team can be prepared to be available on some of the members of the team to let us know what's going on and will be an opportunity for questions and answers. The other clarification on the expectations of the committee is that I know you've said that you want to be involved in all the community engagement. What are the rules around the Board? Can all of the Board Commissioners come to the community meetings?

Commissioner Braun said as long as they're not conducting business. I don't think you're going to have too many situations where the full Board shows up. But they can attend a community meeting for purposes of listening. For those meetings, the Board should be there to observe.

Commissioner Warren said the Repositioning Committee can't act on behalf of the Board. We do report at each Board meeting what's been going on. I think that is a good way to keep the Board informed, but I'm sure that there'll be some opportunities to bring before the whole team in some fashion.

Commissioner Warren said the Repositioning Committee meetings are every 2nd Tuesday of the month from 11:30 am – 1:00 pm. They are virtual meetings. The RHA Board Meetings are the 4th Thursday of every month – beginning at 5:00 pm.

Commissioner Warren asked the Brinshore team to send out the contact information for everybody.

Ms. Parkes said one of the other deliverables is the updated budget. You should add the sort of outreach and materials and how it gets deployed. It can be divvied up but I think that it should be on the budget, because it is going to be a Master Plan cost in terms of information dissemination and materials and things like that.

Commissioner Warren asked Mrs. Edgerton to provide us with a Master planning budget for the next meeting.

Adjournment

The meeting was adjourned at 1:15 pm.