

MINUTES OF A SPECIAL MEETING OF
THE HOUSING AUTHORITY OF THE CITY OF RALEIGH
BOARD OF COMMISSIONERS
JUNE 17, 2024

The members of the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina met at 900 Haynes Street on Monday, June 17, 2024, at 12:00 p.m. The meeting was held via Zoom.

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

Present: Eric Braun, Susan Ellinger, Arne Morris, Gregg Warren, Joe Whitehouse.

Absent: Valerie Crutchfield, Niya Fonville-Swint, Bahati Mutisya, Yolanda Winstead.

Visitors: None

RHA Staff: Rachel Agunbiade, Liz Edgerton, Ashley Lommers-Johnson, Kenya Pleasant, Gwen Wall, Chris Whitenhill.

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

RECOGNITION OF VISITORS

There were no visitors today.

PUBLIC COMMENTS

There were no public comments today.

COMMISSIONER COMMENTS

There were no commissioner comments today.

REPORT OF THE BOARD CHAIR

There was no Board Chair report today.

REPORT OF THE BOARD SECRETARY

Mr. Lommers-Johnson said we got news from HUD today letting us know that the submission deadline for the Section 18 application has been lifted. We scheduled this Special Board Meeting because of that deadline and HUD has shifted a range of deadlines relating to software replacement that they were going to launch in the fall. They realized they would not be able to

launch yet and have postponed some deadlines. For all intents and purposes, the Section 18 application deadline is no longer in place.

Kenya Pleasant said her team has worked very hard getting this application completed and would like to submit it so we can move on to other things.

NEW BUSINESS

Mrs. Pleasant said this resolution is similar to Resolution No. 37 (2024), adopted May 23, 2024, that gave staff the authority to proceed with the Section 18 application.

At that time, we had done a series of outreach to the community, both residents and the broader community. Subsequent to that resolution being adopted, we did additional outreach, so this resolution is only procedural. According to the regulations, the Board resolution must be the last item and it must occur after all of the outreach has been completed.

What has happened from the time when Resolution No. 37 was adopted to what's being presented to the Board today is the recognition of RHA's desire to reach every single household. We had an email campaign, we offered in-person meetings, we offered virtual meeting options, we sent out summary information, and information was posted on our website.

Recognizing the importance of reaching every single resident and understanding that not everyone has email, or is tech savvy to receive things via email or on the website, we sent out a written letter to all residents that was a recap of the other presentation materials that we had. Our relocation staff went door to door with a letter to every single household.

Additionally, we did outreach with our Inter Community Council. The HUD regulation is very specific and calls out the Resident Advisory Board. In the case of the Raleigh Housing Authority, the Resident Advisory Board is the Inter Community Council. A petition was sent out to residents, inviting them to participate in a Resident Advisory Board. There were no responses so under the authority given to the RHA, we are able to appoint members to that and we appointed the Inter Community Council as the Resident Advisory Board.

To make sure that we were following the regulation, we held a separate meeting specifically with the Resident Advisory Board where we shared information with them about Section 18 application for Heritage Park as well as the relocation. The meeting was well received, and there was no opposition or questions from that body.

Commissioner Braun asked how many residents from Heritage Park serve on the Inner Community Council.

Mrs. Pleasant said the Inner Community Council is made up of the elected council presidents and there is one council president at Heritage Park.

Commissioner Braun asked about the Resident Advisory Board.

Mrs. Pleasant said the Resident Advisory Board can be anyone – it doesn't have to only be the elected members of the property. The Resident Advisory Board is not just Heritage Park. It is broad-reaching across our properties, including our Housing Choice Voucher residents. Everyone is invited to participate in that and it's not specific to Heritage Park.

Mr. Lommers-Johnson said the resident organizations at the property level are Resident Councils that represent the residents of their specific site. There are two versions of the Resident Advisory Board that are recognized by HUD. One is more typical, which is the leadership of the presidents of the Resident Councils forming the resident Advisory Board, which is an agency-wide body that represents residents. RHA does not have a Resident Advisory Board. However, we do have an Inter Community Council, which, by membership, is similar to the Resident Advisory Board.

The other version of the Resident Advisory Board that HUD recognizes is that PHAs can, at times when there are important decisions to be made like this one or the Annual Plan, invite residents to a meeting. The people who show up and sign in constitute the Resident Advisory Board at that time for that specific situation.

Staff convened a group of residents to constitute the Resident Advisory Board for this purpose. The reason for the second option is that over the years, HUD has realized that PHAs have great difficulty nurturing Resident Councils and making sure there are Resident Councils and Resident Advisory Boards because it takes a lot of administrative effort to make that work.

Commissioner Warren said in the early discussions of Heritage Park, there were some community members expressing concern over the plan. Have we heard those voices, most recently, in your efforts to publicize this effort?

Mrs. Pleasant said as it relates specifically to the residents at Heritage Park, I think that there has been a more positive response to the plan. One reason is that we have been intentional in our outreach, and have created as many opportunities as possible for residents to be heard, and have taken that feedback into consideration. They feel hopeful about the process. Also, now that we have a design plan and an initial concept, it shows progress to the residents.

We are starting to talk about relocation, and providing relocation options to residents, and explaining what those benefits are. There have been a lot of questions and interest from the residents at the management office, and also with our relocation team.

Mr. Lommers-Johnson said the residents have been very positive, especially at the meeting that focused on relocation. The residents had a lot of questions and were all pleased with what they heard about the relocation benefits that they will receive and the options that they're going to receive. There has been a higher level of interest among some of moving earlier rather than later. That was the most positive meeting that I had been in involving residents. There weren't any negative comments or criticisms in that meeting.

Commissioner Warren said I was referring to the external folks, rather than residents, because some of those people were concerned about this early on. I gather that you have not heard from some of those as we move forward.

Mrs. Pleasant said there have been some questions and concerns that were raised by outside groups, and we are addressing those as they come up. There were some things that were taken out of context by those groups, so we've had outreach to them, one-on-one, and are planning to add a written response to address some things that they've said.

Commissioner Braun said that's the same group that continues to raise issues with RHA.

Commissioner Warren confirmed that the city is supportive of this approach, because the mayor has signed a proclamation (that's mentioned in the resolution).

Mrs. Pleasant said that is correct. The mayor signed a letter of support. Throughout this process, we've been speaking with council members, one-on-one. We are having conversations with them, particularly Councilmember Harrison, who represents the Heritage Park district, to make sure they are up to speed and sharing information with them in real time.

Commissioner Warren asked how long it will take HUD to approve this section 18 application and asked what we can we do while we wait for approval.

Mrs. Pleasant said the estimated time is 60 to 90 days. During that time, we're going to continue working with the residents on a variety of fronts. Laura McCann is the director of our relocation team and the team will expand with additional staff. The plan is to add at least one to two more people to be part of that team. We will be working with residents to survey them about their needs and to get feedback on whether they are evaluating the relocation options and where they would like to go. Our project based voucher units will provide options to these residents and we have some that are going to be coming online this summer where we would like to take advantage of that. We're going to continue to work with residents, and also private owners, to try to find as many relocation options for our residents as possible.

Commissioner Warren asked if we get tenant protection vouchers when the section 18 application is approved or is that a later stage.

Mrs. Pleasant said we can apply for the tenant protection vouchers once the application is approved.

Commissioner Warren asked if we get less tenant protection vouchers if some residents move out earlier.

Mr. Lommers-Johnson said we will be eligible for tenant protection vouchers based on the occupied units at the time of application. Occupied units are all units that are occupied or had been occupied within 24 months of the application. There have been units that are outside of the 24 months - approximately 10. We will get vouchers for all of the units that meet that occupied definition regardless of when people move and when the application is approved. For those units

that we will not get a tenant protection voucher, we will be eligible for RAD vouchers that will cover those units. In the end, we will have 122 units of subsidy, the vast majority of that being tenant protection vouchers.

Mr. Lommers-Johnson said one of the one of the provisions relating to Section 18 is that the provisions of the Uniform Relocation Act (“URA”) do not apply to Section 18 dispositions. We have stated that in our documents, but indicated that we will abide by the URA. It’s just a technical point about whether the URA applies or not, but the larger point that we wanted to make is that we will meet the requirements of the URA and exceed them. Our relocation benefits will be more generous than what's required by the URA.

**HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 40 (2024)**

**A RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO SUBMIT A
SECTION 18 APPLICATION TO HUD FOR THE DISPOSITION OF HERITAGEPARK**

WHEREAS, the Housing Authority of the City of Raleigh (RHA) entered into a Master Planning Agreement (“MPA”), effective May 31, 2023, with Brinshore Development, LLC, an Illinois limited liability company (“Brinshore”) and Raleigh Raised Development, LLC, a North Carolina limited liability company (“Raleigh Raised”), collectively, for the repositioning of Heritage Park, a 122-unit public housing community owned by RHA and located at 416 Dorothea Drive, Raleigh, North Carolina 27601 (“HP”); and

WHEREAS, Brinshore and Raleigh Raised (collectively, the “Developer”) engaged Torti-Gallas and BLWall for master planning and community engagement services; and

WHEREAS, Developer, Torti-Gallas, and BLWall (collectively, the Development Team) has been working with RHA staff over several months, held a series of community meetings, focus groups and listening sessions with residents, resident council leadership, potential partners, advocate groups, and other community stakeholders, and has considered that feedback in the development of an Initial Concept Plan for HP, which was adopted by the Board of Commissioners on March 28, 2024; and

WHEREAS, Section 18 of the U. S. Housing Act of 1937 (“Section 18”) authorizes the demolition and disposition of public housing, with administrative steps and application process (24 CFR 970) prescribed by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, in keeping with its Five-Year Plan for the five-year period commencing April 2024, RHA plans to reposition HP using the Section 18 disposition application and has provided for that action in its Annual Plan; and

WHEREAS, RHA has determined that the Initial Concept Plan and approval of the Section 18 disposition application for HP is consistent with the goals and objectives outlined in the Strategic Plan adopted by the Board of Commissioners on March 28, 2024; and

WHEREAS, RHA engaged a firm to complete a capital needs assessment and which findings concluded that the level of capital needs at HP meets the HUD definition of physical obsolescence, which makes it eligible for HUD disposition approval under Section 18; and

WHEREAS, upon HUD approval of the Section 18 disposition application, RHA intends to retain long-term affordability for all existing, eligible residents and provide housing subsidies through receipt of Tenant Protection Vouchers or via transfer to another public housing unit; and

WHEREAS, RHA developed a proposed relocation plan with provisions, including, but not limited to, relocation benefits provided by RHA, right to return requirements for all residents in good standing, and dedicated relocation staff to develop personalized relocation plans based on household needs (“Relocation Plan”); and

WHEREAS, RHA has consulted with residents during in-person and virtual meetings and, through email and written correspondence, has provided information to HP residents to discuss the Section 18 application, proposed disposition of HP, and the Relocation Plan, including the solicitation and consideration of comments during a fifteen (15) day public comment period on the Relocation Plan; and

WHEREAS, RHA issued an RFP for Project-Based Vouchers (PBV) that includes bonus points for properties with units available in 2024 and will continue to engage with other affordable housing developers, owners, and City and County partners to help identify relocation options for HP residents; and

WHEREAS, the Initial Concept Plan includes the development of at least 122 deeply affordable subsidized units, reflecting a commitment to one-for-one replacement of all units; and

WHEREAS, RHA is committed to the right of return of all residents in good standing, as provided in the Relocation Plan; and

WHEREAS, RHA engaged a firm to complete an updated Phase I environmental assessment and the County of Wake in its capacity as the responsible entity has commenced an environmental review for HP; and

WHEREAS, RHA has consulted with local officials and City and County staff and has received a letter of support from the Mayoral Office of the City of Raleigh for the Initial Concept Plan, the proposed Section 18 Application, and the Relocation Plan; and

WHEREAS, RHA has consulted with the resident council, Inter-Community Council, and the Resident Advisory Board about its plan to submit a Section 18 application for the disposition of HP and shared the Relocation Plan and vision to create a vibrant, thriving, healthy community that will address the growing need for adding quality affordable housing options in communities that are walkable, connected, diverse, and safe;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF RALEIGH that the Chief Executive Officer is delegated to take all actions necessary to accomplish the submittal and approval of the Section 18 application for the disposition of HP.

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

Aye: Eric Braun, Susan Ellinger, Arne Morris, Gregg Warren, Joe Whitehouse.

Nay: None.

Resolution No. 40 (2024) has been adopted.

ADJOURNMENT to EXECUTIVE SESSION

There being no further business to come before the Board, the RHA Board Meeting adjourned at 12:36 pm.