



Raleigh Housing Authority

RALEIGH AFFORDABLE HOUSING SUMMIT

ASHLEY LOMMERS-JOHNSON, CEO

August 17, 2024

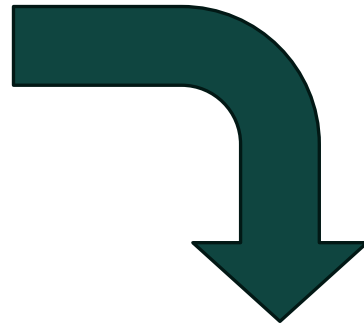
TRANSFORMING RHA



Raleigh
Housing
Authority



Previous logo



**Innovative vision & direction,
marked by a new logo**



Raleigh Housing Authority

PRESENTATION TOPICS



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1. Introducing the Raleigh Housing Authority
2. \$400 Million Project-Based Voucher Initiative
3. Transforming Aging Public Housing Sites into Vibrant Communities of Opportunity, e.g., Heritage Park



Raleigh Housing Authority

**INTRODUCING THE
RALEIGH HOUSING AUTHORITY**

WHAT IS RHA?



Raleigh
Housing
Authority

“A public body
and body
corporate and
politic”

May operate
federal housing
programs

May acquire or
develop low-
income housing

May acquire
property through
eminent domain

May issue bonds
(conduit and
general revenue)

Right to borrow or
lend money for
low-income
housing

RHA AND THE CITY OF RALEIGH



Raleigh
Housing
Authority

- Authorized under NC “Housing Authorities Law” Ch. 157
- Founded by the City of Raleigh in 1938
- Is not a City department
- Governed by 9-member Board of Commissioners that includes at least one RHA resident/participant
- Mayor appoints commissioners for overlapping terms
- Chief Executive answers to and is hired by Board

RHA KEY PROGRAM INFORMATION



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- Serves over 6,000 households
- Average incomes of \$18K/year
- 82% have incomes below 30% AMI
- 5,600 subsidized housing opportunities
 - Public Housing is the oldest program—1,245 units
 - Housing Choice Vouchers (Section 8) is the largest program — more than 4,400 vouchers
- Owns & operates about 2,000 affordable units

RHA STRATEGIC PLAN GOALS



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- 1) Vibrant Communities:** Create access to and develop vibrant, economically diverse communities of high opportunity.
- 2) Thriving Customers:** RHA customers will live in communities where they and their households have the opportunity to thrive.
- 3) Organizational Health:** Continually maximize RHA's Organizational Health to ensure RHA's ability to thrive through challenges.
- 4) Effective Partnerships:** RHA will pursue effective partnerships with a broad range of mission-aligned organizations
- 5) Racial and Social Equity:** Pursue, promote racial and social equity in RHA's Housing, Community, and Economic Development Efforts



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**\$400M PROJECT-BASED
VOUCHER INITIATIVE**

BENEFITS OF PROJECT-BASED VOUCHERS



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- Leverage City, County and other funding to develop housing for extremely low income (ELI) households
- Enable mission-driven nonprofits and others to serve ELI households in existing or new 30% AMI units
- Provide operating revenue for PSH
- Add attractive relocation options for PH residents
- Achieve 100% voucher utilization in a tight market

PROJECT-BASED VOUCHERS (PBV)



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- Unlike “tenant-based” vouchers, PBV “tied” to the unit.
- PBVs allocated through a competitive RFP* process.
- May project-base 30% of vouchers—1,230.
- 400 PBVs set aside for supportive housing for those needing services to live independently.
- Over 20 years, PBVs will provide up to \$400M in rental subsidy to support those with the greatest needs



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TRANSFORMING PUBLIC HOUSING

OPPORTUNITIES FOR TRANSFORMING PUBLIC HOUSING



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- Aging low-density public housing stock
- 45 acres of very valuable landholdings
- Not concentrated in one or two areas of the city
- Wide range of repositioning tools, primarily Section 18 the various Rental Assistance Demonstration Program (RAD) options
- Heritage Park—highest redevelopment priority

TRANSFORMING HERITAGE PARK



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HERITAGE PARK NOW

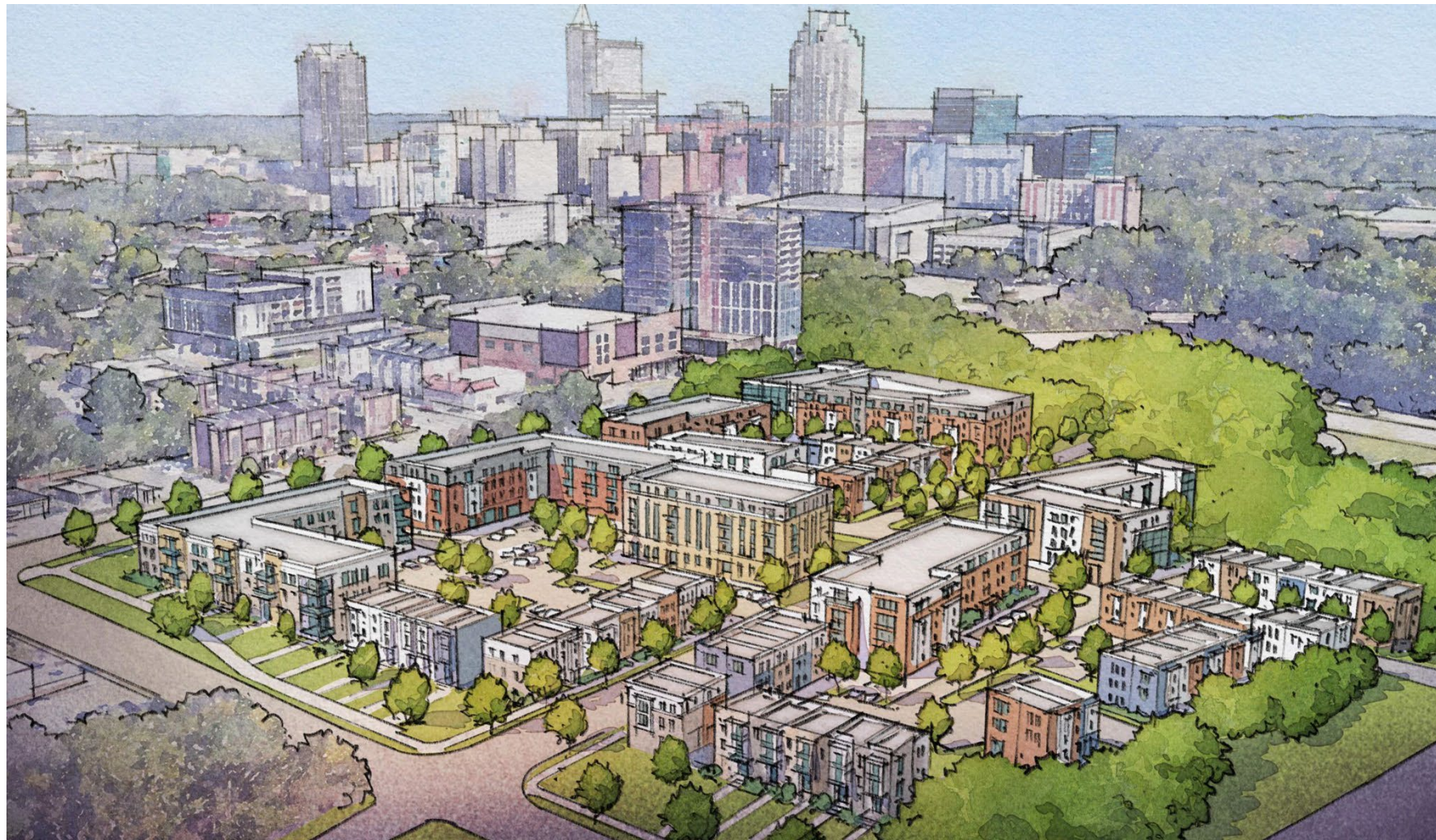


TOTAL NUMBER OF HOMES = 122

TRANSFORMING HERITAGE PARK



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TRANSFORMING HERITAGE PARK



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TRANSFORMATION VISION



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1) Housing.

4) Diverse.



2) Walkable.

5) Safe.



3) Connected.

TRANSFORMING HERITAGE PARK



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- Renovation costs exceed HUD limits - we can't fix it
- Unique opportunity to redevelop a 12-acre downtown site of 122 apartments built in 1975
- 15+ resident and stakeholder meetings to develop a vision for and design the new community
- Draft plans feature 550-975 units, senior building, retail, community plaza, green spaces + amenities

TRANSFORMING HERITAGE PARK



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- All residents have a **right to return** to the new HP
- Returning residents have top priority on waiting list
- Multiple relocation options: public housing, tenant-based and project-based vouchers
- RHA will pay for moving and related costs for permanent/temporary relocations and return to HP
- Access to case management and counseling



Raleigh Housing Authority

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