

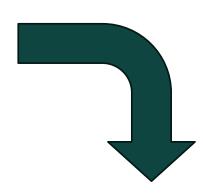
Raleigh Housing Authority



TRANSFORMING RHA







Innovative vision & direction, marked by a new logo



Raleigh Housing Authority

PRESENTATION TOPICS



- 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



INTRODUCING THE RALEIGH HOUSING AUTHORITY

WHAT IS RHA?



"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



- 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



- 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



- 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



\$400M PROJECT-BASED VOUCHER INITIATIVE

BENEFITS OF PROJECT-BASED VOUCHERS



- 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)



- 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



TRANSFORMING PUBLIC HOUSING

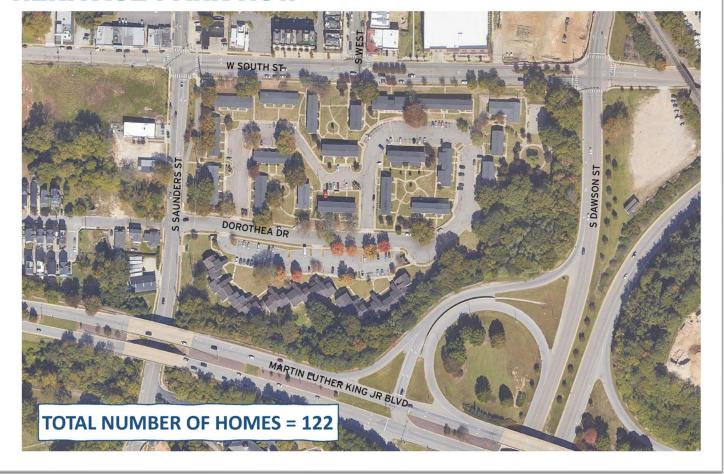
OPPORTUNITIES FOR TRANSFORMING PUBLIC HOUSING



- 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



HERITAGE PARK NOW















TRANSFORMATION VISION





1) Housing.

4) Diverse.





2) Walkable.

5) Safe.





3) Connected.



- 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



- All residents have a right to return to the new HP
- Returning residents have top priority on waiting list
- Multiple relocation options: public housing, tenantbased 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



Ashley Lommers-Johnson Chief Executive Officer

ashleyflj@rhaonline.com www.rhaonline.com

900 Haynes Street, Raleigh, NC











