



SECTION II: B.2 New Activities

WHA ANNUAL PLAN SIGNIFICANT AMENDMENT

April 22, 2021

- Mixed Finance Modernization or Development
 - ✓ WHA is always looking for ways to modernize our housing or develop additional affordable housing. WHA plans to submit a Tax Credit Application for either Modernization or Development which may include Mixed Finance. The Tax Credit application could affect 1 or more of our sites, listed below.
- Demolition and/or Disposition
 - ✓ Properties that may be considered for disposition or demolition include, but are not limited to:
 - Houston Moore (150 units)
 - Solomon Towers (151 units)
 - Creekwood South (60 units)
 - Creekwood South LLC (138 units)
 - Woodbridge (24 units)
 - Eastbrook (32 units)
 - Vesta Village (43 units)
 - New Brooklyn (40 units)
 - Scattered Sites (7 units)
 - SouthSide 1 (1 unit)
- Demolition and/or Disposition, Section 18 Application Hillcrest and Hillcrest Annex
Project Narrative:

During 2021 The Housing Authority of The City of Wilmington NC, (WHA), Housing and Economic Opportunities, Inc. (HEO) intends to submit and gain approval from HUD for a Section 18 Demolition Disposal Plan for Hillcrest (AMP005), and Hillcrest Annex (AMP 082). With this approval, WHA/HEO will undertake the steps necessary to redevelop the Hillcrest/Annex property, +/- 25 acres, from the current state of the property to a newly constructed, modern, architecturally and environmentally friendly mixed-income, mixed-use community that will be a model for others.

Hillcrest was originally constructed in 1943 as temporary housing to support WWII needs for military housing, the Hillcrest Annex was added in 1967. While usable and occupied since the original occupancy date, the buildings and units are past the normal service life intended for the property. The Physical Needs Assessment completed in 2017 (being updated 5/2021) estimated renovation costs at \$104,500 per unit, qualifying Hillcrest/Annex against the Total Development Cost (TDC) threshold required for Section 18 approval and providing the direction for the demolition and complete redevelopment of the property.

The Hillcrest/Annex Re-Development Project includes these key steps:

- 1) Section 18 Demo/Disposal Application including HUD forms 52860, 52860A, 52860B, 5837;
- 2) Total Development Cost (TDC) analysis as required to support the Application;

- 3) A complete and HUD approved Resident Relocation Plan;
- 4) HUD required and compliant Resident Notification Process, Resident Advisory Board consultations, Hillcrest Resident consultations, Hillcrest Resident Organization consultations, and Public Notice and Hearings.
- 5) Completion and submittal of the HUD required compliant Environmental Assessment (part 50); HUD Form 53245.
- 6) Submittal and HUD approval of the required Significant Amendment to the WHA/HEO 2021 Annual Plan
- 7) Via a HUD procurement compliant RFQ process, to evaluate and select private Development Partner(s) to assist WHA/HEO in the redevelopment of the Hillcrest/Annex property and the design, engineering, architecture, all aspects of constructing the new mixed-use, mixed-income community on the previous Hillcrest/Annex site
- 8) WHA/HEO in concert with the selected Development Partner(s), and in close collaboration with local government develop and implement the Hillcrest/Annex Redevelopment Plan Project
- 9) WHA/HEO to deliver to the City of Wilmington Community a newly constructed, modern, architecturally and environmentally friendly mixed-income, mixed-use community that will be a model for others.
- 10) All material and architectural barriers that restrict the mobility and accessibility to elderly and handicapped persons currently at Hillcrest/Annex will be removed and replaced with architectural features that enable proper access for elderly and handicapped persons and comply with Federal, State and local accessibility requirements.
- 11) Timetable for the Hillcrest/Annex Re-Development Plan Project start to completion is 2021 to 2028.

- Designated Housing for Elderly and/or Disabled Families

- ✓ WHA is currently is exploring opportunities for seniors and people with disabilities.

- Conversion of Public Housing to Tenant-Based Assistance

- ✓ WHA will consider use of Tenant-Based Assistance for conversion from Public Housing per new HUD guidance (Permanent Tenant Protection Vouchers)

- Conversion of Public Housing to Project-Based Assistance under RAD

- ✓ WHA Plans on completing an analysis of its current portfolio to see which AMPs would be best suited for an RAD conversion.

- ✓ *Please see Attachment B for properties being considered for RAD Conversions*

- Occupancy by Over-Income Families

- ✓ WHA is planning to update our Admin & ACOP plans this year which may include an update or revision to Occupancy Policies for Over-Income Families which may affect 1 or more of our properties listed above.

- Occupancy by Police Officers

- ✓ WHA is planning to update our Admin & ACOP plans this year which may include an update or revision to Occupancy Policies for Police Officers which may affect 1 or more of our properties listed above.

- Non-Smoking Policies

- ✓ WHA has a non-smoking policy in place that is being enforced. However, HUD is proposing changes to their suggested non-smoking policy that may affect our policy. As WHA is planning to update our Admin & ACOP plans this year, we may update our non-smoking policy accordingly which may affect 1 or more of our properties listed above.

- Project-Based Vouchers
 - ✓ If there was an opportunity to receive Project-Based Vouchers for an existing community or new construction, WHA is exploring pursuing additional Project-Based Vouchers and is open to opportunities that may affect 1 or more of our properties listed above.

- Units with Approved Vacancies for Modernization
 - ✓ Utilizing our Capital Funds, WHA may have the opportunity to modernize some of our communities, which may include Approved Vacancies if needed and may affect 1 or more of our properties listed above.

- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
 - ✓ As one of our goals is to seek additional grant funding to fulfill our mission, WHA may pursue grants that would bring additional money to the agency to improve 1 or more of our properties listed above.

- Covid 19 Pandemic related information for 2020 (HUD Waivers, WHA Board Resolutions, Public Notices)
 - ✓ WHA adopted the following HUD Covid 19 Pandemic issued Waivers; the effects of these Waivers were communicated as needed to Residents, Participants, Landlords and Stakeholders. The Waivers adopted by WHA are as follows: Extension of Deadline for Programmatic Obligation and Expenditure Date for Capital Funds (4/10/2020); Uniform Financial Reporting Standards; Filing of Financial Reports; Reporting Compliance Date; Financial Reporting and PHAS (not SEMAP) 4/10/2020; Resident Council Elections (4/10/2020); Community Service and Self-Sufficiency Requirement (CSSR) (4/10/2020); Term of Voucher-Extensions of Term (4/10/2020); HQS Inspection Requirement (Annual) (4/10/2020); Enterprise Income Verification (EIV) Monitoring (4/10/2020); Family Income and Composition Annual and Interim (4/10/2020); Annual Re-examination Income Verification Waiver (4/10/2020); Interim Re-examination Income Verification Waiver (4/10/2020); FSS Contract of Participation Extensions (7/2/2020); Family Income and Composition: Delayed Annual Examinations (7/2/2020); Fiscal Closeout of Capital Grant Funds (7/2/2020); Public Housing Agency Annual Self-Inspections (7/2/2020); SEMAP, Retain Prior Year SEMAP Score (7/2/2020).
 - ✓ Included in Attachment F are: WHA Board Resolutions #1327 and #1355; Notice Letter published on July 29, 2020; April 29, 2020 Update and Notice.