



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, April 21, 2025

2:00 PM

Wake County Justice Center

Regular Meeting

Meeting Called to Order: Chair Susan Evans

Chair Evans called meeting to order at 2:01 p.m.

Present: 7 - Chair Susan Evans, Vice-Chair Don Mial, Commissioner Vickie Adamson, Commissioner Safiyah Jackson, Commissioner Cheryl Stallings, Commissioner Shinica Thomas, and Commissioner Tara Waters

Staff Present: David Ellis, County Manager; Ken Murphy Senior Deputy County Attorney; Duane Holder, Deputy County Manager; Ashley Jacobs, Deputy County Manager; Emily Lucas, Deputy County Manager; Toni Womack, Deputy Clerk to the Board; Ben Canada, Chief of Staff; Danya Perry, Diversity, Equity and Inclusion Directory; Dara Demi, Chief Communications Officer; Ellen Meder, Communications Consultant; Stephanie Mintz, Communications Consultant; Kate Maroney, External Communications Division Director; Portia Johnson, Senior Executive Assistant; and Tanika Cooper, Senior Executive Assistant.

Pledge of Allegiance

Invocation: Vice-Chair Don Mial

Items of Business

1.

Commissioner Stallings moved, seconded by Commissioner Thomas to Approve the Agenda. The motion carried by the following vote:

Aye: 7 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Jackson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

2. Recognition of Key Agencies and Leaders in Continuum of Care (CoC) Transition

Attachments: [Item Summary.docx](#)

Mr. Duane Holder, Deputy County Manager, shared remarks regarding update on Continuum of Care (CoC).

He shared at the July 10, 2023 Regular Meeting, the Board of Commissioners received an update on the state of the community's Continuum of Care. He shared on May 30, 2023, the CoC membership had voted to terminate its agreement with the Raleigh Wake Partnership to end and prevent homelessness as the community's lead agency. He shared by June 29, 2023, the CoC Governance Board forwarded a first draft agreement to Wake County outlining a new partnership framework. He shared at that time, our community faced significant uncertainty. He shared the former lead agency's inability to continue operations placed critical Housing and Urban Development (HUD) funding in jeopardy. He shared this threatened individuals experiencing homelessness. He shared two years later, he stands before the Board with a renewed sense of optimism and purpose.

He introduced Ms. Eileen Rosa, new Director of Lead Agency Department. He shared Ms. Rosa has begun stepping in this crucial role for the community. He shared Ms. Rosa supports the CoC Governance Board and a broader membership. He shared the progress made is a result of immense effort and dedication. He shared our community owes a deep debt of gratitude to the many organizations, stakeholders and individuals who stepped up during a period of instability and helped to chart a new course. He shared three organizations will be recognized and two individuals that without their above and beyond partnership, resolve, commitment and collaboration we would not be where we are today. Focus for future is with a strong foundation, clear direction and sense of responsibility to ensure that in Wake County, any experiences of homelessness will be rare, brief and non-recurring.

Ms. Eileen Rosa, Director of Lead Agency, shared her honor to be serving as the Director of the Lead Agency for Wake County and to formally recognize the key organizations and staff who supported the CoC through the transition over the last two years.

She shared recognition of the following Key Agencies:
-Haven House Services

-Oak City Cares, ED Cathy Johnson
-Urban Ministries, Danielle D.J. Jones, Chery and
-CoC Board: Stephen Gruver, Immediate Past Chair and now Wake County's new Homeless & Prevention Services Division Director and Ms. Nicole Stewart, Current Chair of CoC Board.

Ms. Rosa recognized staff and board members for their unwavering dedication and partnership on the mission to end homelessness in Wake County.

Chair Evans offered thanks to staff and community members with helping to place the County in a better position to assist the homeless community with dignity.

Commissioner Adamson shared thanks to the team for coming in. She thanked members for trusting Wake County and looks at them as vital partners in the work to solve homelessness.

Commissioner Stallings shared they are critical partners helping Wake County to be a place where all people can thrive. She shared appreciation to key agencies for their expertise and compassion is valued and appreciated.

Vice-Chair Mial shared his past experience working as a Director at Haven House and how he has many years working with the key agencies. He shared appreciation for the work being done regarding housing and homelessness. He shared Wake County completed a community survey and the results reflect housing is a high priority need. He encouraged the key agencies to keep up the great work.

3. Retiree Recognition

Attachments: [Retiree Recognition 04.21.25.docx](#)

County Manager Ellis shared recognition for Ronald Andy Butler, 33 years of service in General Services Administration.

Consent Agenda

Commissioner Waters moved, seconded by Vice-Chair Mial to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Jackson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

4.

Attachments: [Item Summary.docx](#)
 [CIP Budget Memo - FY 2025 County Capital PGROS.pdf](#)
 [OS Bond and NCDOT Funding Tracker.pdf](#)

5. Appropriate Grant Funds for the Continuum of Care Program

Attachments: [Item Summary](#)
 [Budget Memo - FY2025 Grants and Donations Fund.pdf](#)

6. Multi-Year Agreements to Provide Solid Waste General Operation and Management Consulting Services

Attachments: [BOC Agenda Item - SW 2025 Consultant Selection.docx](#)
 [25-016 - SW Operations Engineering Serv.pdf](#)

7. Approval of an Interlocal Agreement with the Town of Garner for Property Tax Collection and Deposit

Attachments: [BOC Agenda Item ILA Garner taxcollection.docx](#)

8. Affordable Housing Loan Modification and Multi-Year Contract for King's Ridge Apartments

Attachments: [Agenda Item V.1.docx](#)
 [CIP Budget Memo - FY2025 Housing Capital Fund.pdf](#)

9. Award a Construction Contract for the Wake County Office Building 12th and 14th Floors Renovation

Attachments: [Agenda Item.docx.docx](#)
 [Bid Tab.pdf](#)
 [Cost Summary .pdf](#)

10. Award Construction Contract for HVAC Replacement at Hammond Road Detention Annex

Attachments: [Agenda Item.docx](#)
 [Project Cost Summary.pdf](#)
 [Bid Tab.pdf](#)

11. Wake County Public School System CIP Reallocations for Swift Creek Elementary

Attachments: [WCPSS CIP - Swift Creek Reallocation .docx](#)
 [04.21.25 BOC FY25 WCPSS Swift Creek Reallocations Resolution .docx](#)
 [4-8-2025 WCPSS Signed Resolution- Reallocation Request of Funding for Continuous CIP Capital Building Project.pdf](#)

12. Proposed Ordinance Amendment OA-02-25 to Amend the Wake County Unified

Development Ordinance

Attachments: [OA-02-25 Item Summary.docx](#)
[UDO Amendment Presentation 04-21-25.pdf](#)
[OA-02-25 Staff Report.docx](#)
[OA-02-25 Planning Board Minutes.docx](#)
[OA-02-25 Statement of Consistency Resolution.docx](#)
[OA-02-25 Ordinance Amendment Resolution.docx](#)
[OA-02-25 Motions Page.docx](#)
[OA-02-25 Text Amendment.docx](#)

13.

Deputy Clerk Womack shared no one submitted on-line General Public Comments.

Regular Agenda

14. Public Hearing to Consider Renaming a Portion of Mial Plantation Road

Attachments: [Board Item Summary Road Renaming First April 2025.docx](#)
[Mial Plantation Road Renaming Presentation 04-21-25.pdf](#)
[Wake Ordinance Mial Plantation Rd.doc](#)

Mr. David Hunt, GIS Public Safety Data Manager, shared presentation for Renaming Portion of Mial Plantation Road.

He shared his team coordinates street naming, addressing and geographic information for 911 system to ensure a consistent and logical framework for public safety responders and Wake County residents.

He shared this will be the first of two proposed road renaming presentations that he will share today. He shared both items are a result of the same NC Department of Transportation (NCDOT) Road construction project at the intersection of Mial Plantation and Major Slade Road.

He shared Background:

- Mial Plantation Road is located in southeast Wake County and extends 4 miles from the Johnston County line to the intersection of Smithfield Road.
- NCDOT road realignment
- Creates separate road segments with same name
- County initiated name change per (R-86-89)

He shared map of Old Country Mial Road:

- New road realignment
- Disconnect gravel section of Mial Plantation Road
- Abandoned section has been disconnected
- Remove intersection and straighten curve
- Rename Old County Mial Road (staff have consulted with property owners on this request)
- New traffic flow from Mial Plantation Road onto Major Slade Road

He shared NC General Statutes: Requires that the Wake County Board of Commissioners hold a public hearing when renaming roads that are dedicated to the public and not within a city.

He shared Public Involvement:

- Notice advertised in local newspaper
- Public Hearing notices posted in two locations along road
- Public Hearing notice posted in Wake County Courthouse

He shared Impact:

- Address changes to buildings at Williamson Reserve, owned by Triangle Land Conservancy
- 1 address change to a residence
- 0 business addresses affected
- Wake County GSA replaces one street sign

He shared Staff Recommendation: That the Board of Commissioners adopts the ordinance approving the name change to be effective April 21, 2025.

Chair Evans opened the Public Hearing.

No one came forward.

Deputy Clerk Womack shared no one signed up on-line for Public Hearing.

Chair Evans closed Public Hearing.

Commissioner Thomas moved, seconded by Vice Chair Mial, That the Board of Commissioners holds a public hearing and adopts the attached ordinance to rename permanently a 0.4-mile portion of Mial Plantation Road (SR-2509) as Old Country Mial Road, effective April 21, 2025. The motion carried by the following vote:

Aye: 7 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Jackson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

15. Public Hearing to Consider Renaming a Portion of Major Slade Road

Attachments: [Board Item Summary Road Renaming Second April 2025.docx](#)
 [Major Slade Road Renaming Presentation 04-21-25.pdf](#)
 [Wake Ordinance Major Slade Rd.doc](#)

Mr. David Hunt, GIS Public Safety Data Manager, shared presentation for Renaming Portion of Major Slade Road.

He shared this project is a result of the same NC Department of Transportation (NCDOT) road construction project at the intersection of Mial Plantation and Major Slade Road.

He shared Background (map):

- Mial Plantation Road is located in southeast Wake County and extends 4 miles from Johnston County line to intersection of South Smithfield Road.

He shared Mial Plantation Road map:

- New road construction
- Remove intersection and straighten curve
- New traffic flow from Mial Plantation Road onto Major Slade Road
- Without name change as a reference, this is no longer apparent to drivers
- Creates road name change at arbitrary point
- Rename to Mial Plantation Road
- Focus of this hearing is to rename the 0.4 portion of Major Slade Road as Mial Plantation Road thereby making Mial Plantation Road continuous to the intersection with South Smithfield Road. This will establish a logical naming convention for drivers.

He shared Mial Plantation Road - County initiated renaming to comply with Wake County Unified Development Ordinance (8-32-10 - Road Name and Addresses). He shared this recommendation is not uncommon.

He shared Public Involvement - NC General Statutes: Requires that the Wake County Board of Commissioners holds a public hearing when renaming roads that are dedicated to the public and not within a city.

He shared Public Involvement - NCGS Requirements:

- Notice of Public Hearing advertised in local newspaper
- Public Hearing notices posted in two locations along road
- Public Hearing notice posted in the Wake County Courthouse

He shared Impact:

- 0 address changes to residences
- 0 business addresses affected
- Wake County GSA replaces one street sign

Chair Evans opened public hearing.

-Ms. Leigh Ann Hammerbacher of the Triangle Land Conservancy with an office on 4429 Mial Plantation Road. She wanted to voice publicly that although they are appreciative of Wake County staff for Agenda Item #14, for the renaming that met the community needs and neighbors needs in renaming Old County Mial, they are not publicly supportive of agenda item #15. She shared understanding this request is being done for safety reasons, but they have been working with the community at-large to hopefully rename the entire section of Mial Plantation Road to another name entirely from Poole Road all the way to the County line. She shared even if the Board of Commissioners pass agenda #15, Triangle Land Conservancy hopes to have the County's support and staff with renaming that section of paved road the entire way.

Deputy Clerk Womack shared no one submitted on-line comments.

Chair Evans closed public hearing.

Commissioner Stallings shared she would support a different name at some point in time and looks forward to hearing from the community, if that is the community's will at a later time.

Commissioner Jackson asked has there been consideration at this point for a different rename and what is the reason for moving forward at this point without consideration of another name.

Chair Evans shared her understanding from staff that this was a technical correction that needed to happen because of the way the road movement was changing. There would need to be a different set of action taken by the Board if there was a reason to rename the road overall.

Mr. Canada suggested that staff speak to what the recommendation is under the current statute vs. what needs to come from the citizen petition.

Mr. Hunt shared staff recommendation is for the Commissioners to adopt ordinance due to realignment of road. The realignment of the road will cause drivers to not have an understanding of what is happening. He shared the expectation is that this change will be temporary as the process could take a few months to complete. He shared the goal is to have a safeguard with a consistent name all the way to South Smithfield Road.

Mr. Ken Murphy, Senior Deputy County Attorney, shared there is a separate process for renaming the entire road as that requires community input in the form of a petition and that petition must have a certain number of signatures or percentage of owners with land that fronts the road in question. He shared this is in progress but has not been completed. He

reiterated this is a temporary measure until the County is ready to proceed under that separate statute.

Mr. Hunt clarified that a citizen, or property owner, can bring a petition to rename a road to staff and Wake County Board, if signatures by 50% of property owners +1 are obtained. He shared this request is a stop-gap measure.

Vice-Chair Mial shared this has been an ongoing concern for the community for 30-40 years. He shared background that the portion renamed was a dirt road. He shared for the petition, there are several individuals who are interested in bringing this matter back to the Board of Commissioners. He thanked Mr. Hunt for all the work he and his team are doing.

Mr. Hunt shared the renaming of this small section will give the property owners two more votes.

Commissioner Waters shared what is the essence or desire to change the name, is it historical connotations or what is the public input on this.

Vice-Chair Mial shared the issue behind the name change is because of the word Plantation.

Chair Evans shared today's discussion will add clarity to changes to the road. She shared the change today was noted that it affected 0 addresses and the impact had only 1 street sign.

Mr. Darrell Alford, Director of Fire Services & Emergency Management, shared from a public safety aspect, this does connect with Johnson County line. He shared not only is the goal to be respectful to Wake County EMS responders, but the need to be respectful for Johnston County EMS responders as well. He shared Johnston County runs mutual aid partnerships with Wake County. He shared since this road has been disconnected and affects no residences, he shared a temporary name change there is the right thing to do from a public safety perspective. He shared for technology purposes this will be crucial for EMS, Law Enforcement and Fire. He shared keeping familiarity of roads is very important for public safety aspects.

Commissioner Thomas asked if there have been any other options for a name change other than what is being proposed.

Mr. Hunt shared this is based on established guidelines for the UDO ensuring that road names extend with the same name.

Chair Evans reminded the Commissioners this is a procedural change.

Chair Evans moved, seconded by Vice-Chair Mial, That the Board of Commissioners holds a public hearing and adopts the attached ordinance to rename a 0.4-mile portion of Major Slade Road (SR 2506) as Mial Plantation Road, effective April 21, 2025. The motion carried by the following vote:

Aye: 6 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Jackson, Commissioner Stallings, and Commissioner Thomas

Nay: 1 - Commissioner Waters

16.

Public Hearing for Draft U.S. Housing and Urban Development (HUD) Plans

Attachments: [2025-2030 Con Plan 2nd Public Hearing - April 21, 2025.docx](#)

[HUD Draft Plan Presentation 04-21-25.pdf](#)

[Notice Consolidated Plan Public Input March 2025.doc](#)

[2025-2030 Con Plan Draft March 2025.pdf](#)

Ms. Alicia Arnold, Deputy Director of Housing Affordability & Community Revitalization, shared Housing and Urban Development Draft Plans.

She shared it takes a village to do the work that the Housing department does to address homelessness in Wake County. She shared the Housing Department has gone back to the residents of Wake County to include them and empower them for how funding will be utilized for the next five years. She shared appreciation to Diana Youssef, Housing Grants Administrator, for leading the lions share of the work around developing the plan and the process for creating a plan that will ultimately be submitted to the Department of Housing and Urban Development. She shared appreciation to Daquanta Copeland, Community Engagement Coordinator, who lead a lot of the community engagement efforts and for pushing out the information about the plan and then collecting information back from the community around the housing efforts.

She shared Two Plans released for Public Feedback:

-2025-2030 Consolidated Plan (5yr strategic plan)

-2025 Annual Action Plan

She shared process & Timeline:

-Engagement + Data Analysis

-Plan Drafting

-30 Day Public Comment (ending April 26, 2025)

- 2nd Public Hearing today
- Board of Commissioner and HUD Submission Approval

She shared Stakeholder Feedback & Data Analysis.

She shared Public & Stakeholder Engagement:

- 5 Public Meetings across Wake County
- 51 Stakeholder Group Meetings
- 160 Survey responses
- 2 Public Hearings

She shared Q1: What are the Housing Needs in Wake County:

- Stakeholder Feedback
- Survey Results
- Data Analysis

She shared Insights: Housing Costs and Income:

Renter Households:

- Median rent increased 37% over 5 years from 2018-2023
- Median renter income increased only 31% over same 5 year period
- 83% of renters earn less than 50% Area Median Income (AMI) are cost burdened

Homeowner Households:

- Single family prices increased 51% reaching 470,000 in 2023
- Home values increased 59%, and monthly homeowner costs 22%
- 28% of homeowners are cost burdened, which has increased from 19% in the last plan

She shared Q2: Who has the greatest need:

- Low and middle wage workers
- Core workers in community

She shared Q3: What are the recommended solutions = 12 examples.

She shared 2025-2030 Consolidated Plan & 2025 Annual Action Plan Drafts.

She shared Federal Funding Sources.

She shared 5-year federal Funding Sources = Estimated \$24million.

She shared 2025-2030 Consolidated Plan Goals.

She shared Consolidated and Action Plan Activities.

Chair Evans opened public hearing:

Ms. Yolanda Winsted, President and CEO, Downtown Housing Improvement Corporation (DHIC). She shared DHIC is one of the entities part of the County for caring out the consolidated plan. She is here today to

express the support of DHIC for the 2025 Annual Action Plan and the 2030 Consolidated Plan. She shared the plans outline the goals and activities in Wake County to address housing and community development needs. She thanked Commissioners and staff of Wake County Housing Department for dedication and hard work with developing the plans. She commended Wake County for its commitment to addressing housing needs. She shared use of funds will help create a safe and stable affordable housing options for the low and moderate income residents. She shared history of DHIC. She shared purpose of DHIC is to create housing for seniors and families with limited incomes. She shared examples of DHIC programs. She shared DHIC programs will benefit from funding and gave examples of projects in Cary, Fisher Grove in Raleigh. These housing development projects will provide 151 and 160 units of affordable housing. DHIC is happy to be a partner.

Ms. Patricia Burch, CEO, Habitat for Humanity for Wake County, shared there is an affordable housing crisis in community, noting 1 in 4 families lack access to affordable housing. Habitat makes homeownership accessible by providing affordable mortgages to home buyers who have been shut out of the traditional market. She shared Habitat for Humanity is celebrating their 40th anniversary. She shared Federal funding is single resources to advance affordable housing. Wake County has been an excellent steward of the federal funds. She shared creative partnerships help. She shared Community Development Block Grants (CDBG) funds support repair programs. She shared home preservation programs are critical to ensure people can live in their homes long term. She shared Wake County's use of federal funding provides flexible source of funding for Habitat and other non-profit providers. She shared current projects providing home ownership development in Raleigh and Garner. She shared appreciation to speak in support of plans.

Mr. Everett McElveen, CEO, Community Alternatives for Supportive Abodes (CASA), shared CASA is a non-profit organization and developer committed to providing permanent affordable housing to people that are underserved by the private market. He shared CASA has been around for over 30 years and started as a partnership with Wake County. He shared thanks to Commissioners for being able to share his support of 2025-2030 HUD plan. He shared half of all renters households are cost burden. He shared CASA serves veterans, seniors and working families, who without a safe and affordable home, would be one emergency away from homelessness. He shared the federal funds are important as the funding serves as a lifeline for many of the people in Wake County. He shared the support by the Commissioners is vital and advocacy for sustained increase in federal investment is critical. He shared projects that are current in CASA pipeline can only move forward with funding. He shared housing is the solution to homelessness. He shared working together can accomplish

great things.

Mr. Paul Alan Berry, Triangle Network Senior Director, Veterans Bridge Home, shared he is a 30 year veteran of the Marine Corp and a disabled veteran. He shared his family has chosen to stay in Wake County because they truly love it here. He shared through partner NC Serves, 300 veterans were served with housing assistance. He shared 54% of those veterans identified as Black or African American. He shared when veterans asked for housing support, they also needed support with income, benefits navigation, utility support and food assistance. He shared this shows a deeper need for collaboration across all community spaces. He shared nearly 17% of women veterans were rejected for referrals, and the number was higher if the woman veteran had children. He shared a story regarding a male veteran in Wake County getting assistance benefits across eight partners. He shared research needs to be done regarding Flex Funds (discretionary funds used to purchase goods or services that support individuals or families, often when other resources are unavailable).

Mr. Tim Morgan, Evergreen Construction Company. He shared Evergreen Construction Company has a focus on development, construction and management of affordable housing in North Carolina. He shared the company is a For- Profit Company. He shared partnering with County for over 25 years. He shared funds have allowed development in various communities (Cary, Fuquay-Varina, Garner, Knightdale, Raleigh, Wake Forest, Wendell, Zebulon and hopefully soon in Apex). He shared Evergreen Construction is about to close on their 16th loan with Wake County, which has allowed them to provide 846 units of housing (12 senior communities and 4 family communities) for Wake County residents. He shared they are at a 70% completion for last project. He shared sources of funding (federal and local) are much needed to provide housing in Wake County and allow his company to be able to provide housing for seniors and families earning between 20-30% AMI. He supports both Housing programs and thanked the Commissioners for time and support of the housing programs.

Deputy Clerk Womack shared no one submitted on-line comments.

Chair Evans closed public hearing.

Chair Evans made note that the plan was not to approve today and to only receive comments.

Commissioner Waters thanked the public and shared that stakeholder engagement has been so robust. She thanked the organizations for highlighting those with many needs and she appreciates the organizations for taking the time to support this work.

Commissioner Stallings shared appreciation to speakers for robust engagement. She asked Ms. Arnold if the estimation is for \$5m over the course of 4 years.

Ms. Arnold shared yes. For the 4 grants, that is the estimation. She shared this estimation is based off this years allocation. She shared the next allocation would start July 1, 2026. She shared historically, allocations would have been received by now. She shared they are trying to navigate the current landscape at the federal government.

Commissioner Adamson asked County Manager Ellis, are there lobbying efforts taking place to know what is going on regarding housing funds.

Mr. Ellis shared yes. He shared it is extremely challenging to get concrete answers at this time.

Commissioner Adamson asked what is the deadline.

Ms Arnold shared typically it is May 15th, and that time is approaching soon, as HUD has a later submission date.

Commissioner Jackson shared appreciation for efforts and insights. She asked regarding challenges with navigating services, for the annual or consolidate plan, where are their calls for better support for navigating multiple services for families and individuals.

Ms. Arnold shared for spending actions, impact and system for service delivery, the Continuum of Care (COC) assists. She shared having the system for delivery being streamlined and supported is exciting as this aids to ensure services are offered efficiently and reaching people in a timely manner. She shared they have incorporated services, such as adding housing navigators, to walk individuals through the housing application process. Building services into each program helps to streamline efforts.

Chair Evans shared appreciation to housing staff for impact on maximizing federal help received and engagement with partners. She looks forward to approving the plans next month.

Commissioner Stallings moved, seconded by Commissioner Jackson, That the Board of Commissioners holds a public hearing to receive comments on the Draft 2025-2030 Consolidated Plan and the 2025 Action Plan, which addresses affordable housing, homeless services and community development needs of Wake County. The motion

carried by the following vote:

Aye: 7 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Jackson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

17. 2025 Affordable Housing Development Program (AHDP) Low-Income Housing Tax Credit (LIHTC) and Non-Tax Credit (NTC) Loan Recommendations

Attachments: [Agenda Item V.2.doc](#)
[2025 AHDP Awards .pdf](#)

Mr. Mark Perlman, Equitable Housing & Community Development Division Director, shared 2025 Affordable Housing Development Program (AHDP) Low-Income Housing Tax Credit (LIHTC) and Non-Tax Credit (NTC) Loan Recommendations.

He shared appreciation to Commissioners and County Manager for being able to bring this item for consideration. He shared appreciation for Christopher ("CJ") Valenzuela, Wake County Affordable Housing Development and Lending Manager. He shared CJ joined Wake County in October 2024 and jumped right into the work. He shared CJ's work has been instrumental.

He shared Low-Income Housing Tax Credits (LIHTC). He shared the majority of Wake County's work is done in partnership with the Low-Income Housing Tax Credits program. He shared this is a way to leverage the federal resources, distribute to state, award to developers and sold to equity in programs. He shared Wake County serves as a gap financing.

He shared LIHTC Public Private Partnership:
-Investors utilize the credits to offset tax liability
-Syndicators convert tax credits into equity by selling them to investors
-Developer will sell the housing tax credit allocation to a syndicator

He shared Over 5,000 Units Created and Preserved.
He shared Process Overview.
He shared Request for Proposal Timeline.
He shared RFP Evaluation Criteria.
He shared Summary of 2025 Recommended Proposals.
He shared Recommendations.
He shared Location of map of Recommendation of Projects.

He shared 9% LIHTC Recommendations:
-Heritage Park Senior Phase 1B (Brinshore/RHA)
-The Canopy (DHIC)
-Abbey Spring (Evergreen)

-Rose Park Manor (Beacon Management)

He shared 4% LIHTC Recommendations:

- Fisher Grove (DHIC)
- Chapanoke (Harmony Housing)
- Biltmore Hills (Preservation of Affordable Housing)

He shared Non-Tax Credit Recommendations:

- Grosvenor Gardens (CASA)
- Friendship Station (Habitat for Humanity)

He shared Achieving Policy Goals:

- Strategic Plan Goal Met
- Increased Affordability
- Additional Supportive Housing
- Longer Affordability Periods

Commissioner Jackson shared this was an exciting presentation. She shared this helps to move the Strategic Plan forward with such leaps. She appreciates the variety of partners and the locations around the County are noted.

Commissioner Stallings shared kudos to staff and community partners on the depth of affordability. She appreciates the partnerships.

Commissioner Adamson asked if the Tax Credits funding has been committed. She asked what is the political swirling around on Tax Credits.

Mr. Perlman shared the affordable housing credit improvement act has been introduced in congress. This is to expand the pool of tax credits and increase the efface of tax credit volume that can happen. He shared developers will turn in final applications by May 2nd and NCHFA will make announcements by August.

Chair Evans shared she is also excited about the projects. She shared all projects are good and she appreciates the deep affordability and the long-term affordability. She shared all projects are with great partnerships. She highlighted The Canopy in Cary as this is a model where a church came forward and partnered with a group on how to be part of the solution to the housing problem in Wake County.

Ms. Morgan Mansa, Director of Housing Affordability & Community Revitalization, shared a decision was made to promote Mr. Perlman to be the Deputy Director of Housing Affordability & Community Revitalization.

Commissioner Jackson moved, seconded by Commissioner Thomas

That the Board of Commissioners:

1. Approves the following loan recommendations, with funds up to the amounts indicated from federal HOME, CDBG, or County CIP for:

9% LIHTC affordable housing developments including:

***\$500,000 for Heritage Park Senior Phase 1B in Raleigh, NC**

***\$655,000 for The Canopy in Cary, NC**

***\$1,470,000 for Abbey Spring Apartments in Apex, NC**

4% LIHTC affordable housing developments including:

***\$3,320,000 for Fisher Grove Apartments in Raleigh, NC**

***\$7,100,000 for Chapanoke in Raleigh, NC**

***\$1,400,000 for Biltmore Hills in Raleigh, NC**

Non-Tax Credit affordable housing developments including:

***\$480,000 for Friendship Station in Apex, NC**

***\$2,650,000 for Grosvenor Gardens in Raleigh, NC**

2. Approves up to \$300,000 in additional gap financing for Rose Park Manor in Cary, NC; and

3. Authorizes the County Manager to execute necessary loan and regulatory documents for approved projects.

All funding commitments are subject to terms and conditions acceptable to the County Attorney. Awards are also contingent upon the development receiving local approvals including site plan approval, all necessary permits from the local municipality and an award of tax credits from the North Carolina Housing Finance Agency (NCHFA). All awards are contingent upon the basic terms as identified in the project descriptions, including funding commitments from the financial partners as identified. That motion carried with the following vote:

Aye: 7 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Jackson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

18. Approval of Schematic Design for the EMS Station 2 on Noble Road in Raleigh, NC

Attachments: [Agenda Item.docx](#)
[EMS Station 2 Schematic Design Presentation 4-21-25.pdf](#)
[Schematic Design Floor Plan.pdf](#)

Mr. Tommy Moorman, Senior Facilities Project Manager, Facilities Design & Construction and Mr. Eric Sowers, Principal Architect, Esse Architects.

Mr. Moorman shared Wake County EMS Station 2 and Schematic Design.

He shared EMS Station 2 - Location: 2020 Noble Road, Raleigh; East of Glenwood Avenue at Five Points and West of Wake Forest Road. This is a planned replacement of the existing station that was built in 1978 and has outlived its serviceable life. The existing station will be demolished and built back on the same site. EMS will backfill services from other locations during construction.

He shared EMS Station 2 - Area Map in on a Wake County Campus with Wake County Human Services Community Center and Five Points Center for Active Adults.

He shared EMS Station 2 - Site Plan:

- 4,400 SF EMS Building
- 5 Parking Spaces
- Shared Parking at Raleigh Center for Active Adults
- Modifying Existing Bioretention Stormwater Control Measure

He shared EMS Station 2 - Site Plan - Existing vs Proposed:

- Existing site is 1,700 SF (accommodated 2 staff) and the Proposed site will be 4,400 SF (accommodate 4 staff and 3 emergency vehicles)
- Increased parking
- New landscape buffer

Mr. Eric Sowers shared EMS Station 2 - Floor Plan:

- Vehicle Bay/Bay Support
- Building Support
- Living Area
- Bathroom/personal Spaces
- Office

He shared EMS Station 2 - Floor Plan - Existing vs Proposed

He shared EMS Station 2 - Building Rendering
He shared EMS Station 2 - Sustainable Design Strategies (Site and Building Features)

Mr. Moorman shared EMS Station 2 - Project Schedule.

He shared EMS Station 2 - Next Steps:
-April 21, 2025 = Schematic Design Approval
-Summer 2025 = Permitting
-Summer 2025 = Public Bid Process & Contract Award
-Fall 2025 = Begin Construction
-Fall 2026 = Substantial Completion
-Fall/Winter 2026 = Occupancy

He shared EMS Station 2 - Community Engagement:
-Wake County Human Services Meeting
-City of Raleigh Senior Center Meeting
-Community Virtual Open House
-Neighborhood Canvassing

Commissioner Jackson asked what feedback was received for community engagement.

Mr. Moorman shared in virtual open house, the main questions were operational in nature. He shared they have not received typical feedback pertaining to noise. He shared EMS has discussed in the community the sound of the vehicles leaving the station with a neighbor across the street. He shared neighbors are interested to know what upgrades are being provided for the staff. He shared a few questions came in regarding modern amenities and what that means.

Commissioner Stallings asked what is the neighborhood canvassing looking like.

Mr. Moorman shared neighborhood canvassing has been done by EMS. He share the neighbors across the street were concerned about vehicular noise. That has been the main feedback.

Commissioner Adamson shared some citizens have shared concerns with her vehicular regarding noise. She asked for the record, what has been done to mitigate the vehicular noise concern.

Mr. Moorman shared regarding noise relative to EMS operations, he would like to have EMS operations respond. He shared the vehicle doors are insulated to keep the vehicle noise contained. He shared a mechanical generator is in the courtyard. He shared the brick building may cut down on

noise.

Commissioner Thomas appreciates the placement of the wellness room, behind multi-purpose room, and size of unisex bathroom. She shared that is a big deal. She shared appreciation for regional source and dedication for ventilation and humidity control is impressive.

Commissioner Adamson moved, seconded by Commissioner Thomas, That the Board of Commissioners approves Schematic Design for the EMS Station 2 Project. The motion carried by the following vote:

Aye: 7 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Jackson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

Other Business

19.

Attachments: [Advisory and Regional Boards Item Summary.docx](#)

Chair Evans shared update regarding CAMPO. She shared CAMPO is in the middle of engagement period about tolling of US 1 North going to Franklin County Line. CAMPO has engaged NC Turnpike Authority to do a study for pros/cons for potential tolling options for that area. She shared CAMPO is considering the study results and the study will be out for public comment until May 14, 2025. On line survey: www.publicinput.com. Two opportunities for in person engagement: April 30, 2025 from 5pm - 7pm Abbott's Creek Community Center and May 2, 2025 from 5pm-7pm at Wake Forest Renaissance Center.

Commissioner Jackson shared she's working closely with partners at Passage Homes, an organization committed to breaking cycle of poverty through providing housing and income security. She shared Passage Homes is active with restoring Passage Homes credibility to the community. The Passage Homes Board is holding a training on April 24 and 25, 2025. She is also working with the Wake County Housing Authority to ensure viable partnership with housing eco system. It has been a pleasure to serve as Board liaison to these two agencies.

Commissioner Adamson attended the NACO Military and Veterans Affairs Committee. She shared a concerned about the Federal cuts. She shared one of the concerns with cuts in personnel at VA medical system as the appointments are being scheduled months out and only letters are being sent. She also shared she met with State Agricultural Committee and

continuing to be a leader in that realm.

Commissioner Stallings attended the Alliance Health Board meeting. Alliance Health is a managed care organization for Wake County's uninsured and insured by Medicaid is a catchment area of 7 counties. She shared there is a concern regarding Medicaid. She also shared there is a call tomorrow with NCACC Health and Human Services regarding funding issues. She shared update regarding Audit and Compliance Committee for Alliance Health.

20.

Attachments: [Other Reports Item Summary.docx](#)

Vice Chair Mial shared the following:

- He attended the Southlight attended Ribbon Cutting, attended with Commissioner Stallings and Commissioner Jackson, Chief of Police and Sheriff of Wake County.
- He attended the Black Alliance event and Commissioner Jackson brought the representation on behalf of Wake County
- He shared he and Commissioner Jackson attend the Oak City Cares fundraiser.
- He participated at the Caring Community of Eastern Wake.
- He participated on the NACo call regarding Veterans.
- He participated on the Quarterly call with East Wake Municipalities.

Commissioner Thomas shared that the NCACC held their District 9 meeting last week and recognized Mr. Darrell Alford and the work he is doing. Mr. T. Davis, President of NCACC's initiative, is focused around public service recruitment and retention model. Mr. Davis was impressed by Mr. Alford's work. She shared the South East Raleigh Promise will have an event on Saturday, April 26th at 9:30am and will honor former Board Member, Dr. James West. She shared she has been appointed by Governor Stein to serve on the Local Government and Employees Retirement Systems Board.

Commissioner Waters shared update regarding Saving Adolescent Girls Everywhere, Inc. (SAGE). She shared they had a pop up entrepreneurial venture for young girls to be able to showcase their business skills and produce products to sell to the public. She shared importance of this organization. She also shared update regarding Step Up Ministries. She extended her condolences for the loss of Step Up Ministries' Youth and Young Adult Academy Director, Ms. Phylicia Barr. She extend sympathies to the family.

Commissioner Adamson shared she spent a day with Teresa Furr, Soil & Water Conservation Director. They looked at the 10+ farms that applied

for Wake County's Conservation Program. She shared one farm has 1,000 acres and has 3 generations living on the farm.

Commissioner Stallings attended the Sheriff's promotion ceremony. She attended the Safe Child event where Governor Stein read proclamation noting April being Child Abuse Prevent Month. She shared her attendance at the Nepal Day event in Morrisville and she presented the Wake County Proclamation to the organization.

Commissioner Jackson shared her attendance at an event in District 2 where the public got to assist with pushing back 4 fire trucks (as this is a long standing tradition in the community). She shared she met some of the Fuquay-Varina Fire Chiefs. She shared she met the leader of Fuquay-Varina Community Integrated Response Team (CIRT) and met with the public safety leaders.

Chair Evans shared on April 10, 2025, she and Vice-Chair Mial joined a discussion hosted by NCACC with North Carolina Superintendent of Public Instruction, Mo Greene. Mr. Greene was interested in hearing from all Commissioners across the state, in particular about education and board priorities. She appreciated Superintendent Greene taking the time to hear from the NCACC members on their thoughts for how to best support public education.

Closed Session

Mr. Ken Murphy, Senior Deputy County Attorney, shared Closed Session General Statute: 143-318.11(a)(4): To discuss matters relating to the location or expansion of industries or other businesses in the area served by Wake County, including agreement on a tentative list of economic development incentives that may be offered by Wake County in negotiations.

Meeting went into Recess.

Meeting Reconvened.

No action required.

Commissioner Thomas moved, seconded by Commissioner Stallings, to go into Closed Session. The motion carried by the following vote:

Aye: 7 - Chair Evans, Vice-Chair Mial, Commissioner Adamson, Commissioner Jackson, Commissioner Stallings, Commissioner Thomas, and Commissioner Waters

Adjourn

Meeting adjourned at 4:30 p.m.

Respectfully submitted,
Antoinette H. Womack, NCCCC
Deputy Clerk
Wake County Board of Commissioners