

**Wake County Board of Commissioners**  
**Work Session**  
**September 12, 2016**  
**2:00 p.m.**  
**Wake County Justice Center, Room 2800**

**Commissioners Present:** James West, Chairman; Sig Hutchinson, Vice-Chair; John Burns, Matt Calabria, Jessica Holmes, Caroline Sullivan, and Betty Lou Ward

**Staff Present:** Jim Hartmann, County Manager; Johnna Rogers, Deputy County Manager; David Ellis, Deputy County Manager; Scott Warren, County Attorney; Denise Hogan, Clerk to the Board; Yvonne Gilyard, Deputy Clerk; Andy Kuhn, Executive Assistant to the Board; Chris Dillon, Intergovernmental Relations Manager, Portia Johnson, Executive Assistant to the Board, Denise Foreman, Assistant to County Manager; Alisha Arnold, Wake County Housing Director.

**MEETING CALLED TO ORDER**

Chairman James West called the meeting to order at 2:00 pm.

Manager Hartmann stated that there were several topics to cover: Affordable Housing, Major Facilities, and the Wake County NCACC Submissions for Statewide Legislative Goals 2017.

**Wake County Comprehensive Affordable Housing Plan and Permanent Supportive Housing**

Mr. David Ellis, Deputy County Manager, stated that affordable housing is a challenge in most metropolitan cities including cities such as San Francisco, Washington, DC, Seattle, and Austin. All of these are places where people want to live but because of the shortage of affordable housing cannot afford to do so. Most of the cities have embarked upon bringing together and implementing an affordable housing plan. He stated that the affordable housing challenges in this area are not new. He stated that in 2008, the City of Raleigh convened a Task Force on how to preserve and expand affordable housing in the City of Raleigh. He stated that last year the City of Raleigh Housing and Neighborhoods Department created a Neighborhood Affordable Improvement Plan. He acknowledged Mr. Larry Jarvis, City of Raleigh, Director of Housing and Neighborhoods.

He stated that affordable housing has complex issues that challenge local government because it requires a comprehensive approach. He said that he would provide a snapshot of existing resources as it relates to affordable housing. He stated that the county needs to consider the future of what the need is and what resources would be required to address this shortage. He said the county needs to better understand market pressures and how they affect affordable housing. He stated that Wake County is growing and there must be an understanding of the demographics and what this will mean for affordable housing in this area. He said that the need is to focus on preserving existing affordable housing. He stated that the county needs to work with developers, nonprofits and other organizations because the county is creating 100 units a year and losing 200 units a year. He stated that there should be a dual focus on preserving and working to develop more.

Mr. Ellis stated that this is a community challenge that will involve collective wisdom from several agencies including the faith-based community, private sector, developers, and local government experts in an effort to come together and develop this approach. He stated that the presentation today is a framework for how the county would like to move forward. This is not the complete plan because the county wants to hear from stakeholders and others that can shape this affordable housing plan. He stated that the goal is to have a buy in. The plan does not look to redirect or change the work of the City of Raleigh or what other municipalities are doing but so that in Wake County, there is a comprehensive understanding of what the affordable housing need is for Wake County, current resources, and what the county will need moving forward.

Mr. Ellis introduced Ms. Alicia Arnold, Wake County Housing and Transportation Director. He applauded her staff on their work with the plan and asked for feedback from the Board in terms of their ideas.

Chairman West asked Ms. Arnold to describe her role as the new Housing and Transportation Director. Ms. Arnold explained that she replaced Ms. Annemarie Maiorano who is now the Human Services Deputy Director for Housing. She stated that part of her role is to work with policy and community revitalization.

Ms. Arnold shared that she would continue with information from the last Work Session in March that included partners from different municipalities, the Housing Authority, nonprofit agencies, behavioral health entities, and the county, to talk about affordable housing in Wake County.

She shared the information on scenarios of additional funds for affordable housing.

## What Would Additional Investment Fund in Wake County?

Scenarios of additional funds for affordable housing

Investment	\$250,000	\$500,000	\$750,000	\$1,000,000
Rental Assistance Vouchers <sup>1</sup>	37	74	111	148
Units Developed through Community Partnership <sup>2</sup>	15	29	44	59
Units Developed through Community Partnership <sup>2</sup> w/ Supportive Services <sup>1</sup>	9	17	26	34

1. Annual recurring funding  
2. One-time funding

She shared information on Calculating the investment.

However... Calculating the investment was easier than justifying it.

- Annual vouchers (recurring)

\*based off of February 2016 average CIP active voucher expense without utilities (\$6,732 per voucher annually)

- Units developed in partnership with external agencies

\* based off of the average per unit investment from 2011-2015 (\$17,000 per unit) – includes non-tax credit housing which is typically more expensive

- Units developed in partnership with external agencies and including Wake County supportive services

\* based off of the average per unit investment from 2011-2015 (\$17,000 per unit) and the current cost of Wake County McKinney team services (\$12,130 per unit) – TOTAL \$29,130

Ms. Arnold said that affordable housing connects to assist homeless, families, veterans, youth and others. She shared the who, why and where of affordable housing.

She stated that since the Work Session, staff has collected feedback of interested persons and considered those who may not have had a voice in the discussion. She said that staff has developed and asked focused and intentional questions to identify and justify the need.

She shared an analogy to a puzzle...

To put the pieces together, Staff realized the need for:

- Comprehensive analysis of the existing conditions (What pieces are linked together)
- A visioning plan for guidance (What others are not connected, but need to be)
- And community involvement (Public's opinion to help guide the final picture)

She shared the history of what staff has been working on.



She shared the steps that have been taken to obtain the framework/focus areas for an Affordable Housing Plan

- BOC Housing Worksession – March 2016 – *Municipalities, Housing Authorities, Community Providers/Non-profits, Alliance, State, Etc.*
- Housing Division Director Hired – May 2016 – Me
- Community Partner Worksession – May 2016 - *WCPSS; COR; NCHFA; Alliance BH; Passage Home; CASA; DHIC; Drucker and Faulk; Partnership; Habitat; Monument Real Estate Services*
- Memo of Findings to CM – May 2016 – *Preliminarily Identified Priority Investment Areas and Populations, but recommended an AH plan and BoC Appointed Committee*
- CSH Conference – June 2016 -
- Formation of Housing Executive Leadership Team – July 2016 – *Representatives from County Manager/Housing*
- Formation of Permanent Supportive Housing Team – July 2016– *Representatives from County Manager/Housing/Alliance/Sheriff/Partnership*
- Released AH Plan RFP for Consulting Services – August 2016
- Exploring the need for SAS Data Analytics – August 2016
- Wake Directors Briefed on Supportive Housing by CSH staff – August 2016

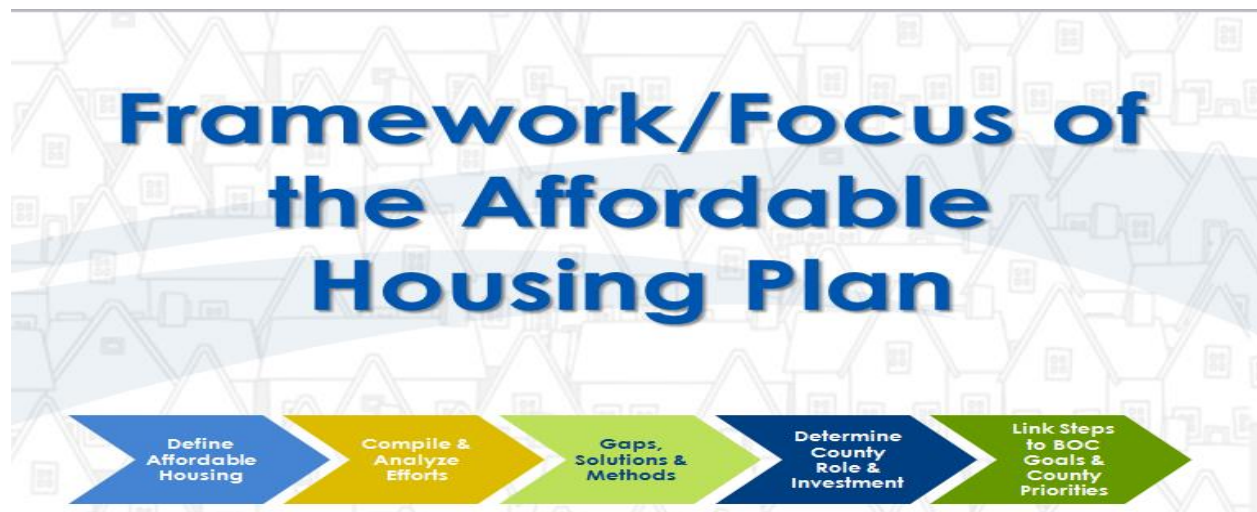
- RFI for PSH Developers

Commissioner Ward asked who sponsored the conference that Ms. Arnold attended in June. Ms. Arnold stated that the Corporation for Supportive Housing (CSH) office, a nonprofit that provides support for supportive housing, sponsored the conference.

She stated that the reason for the collaboration was to obtain a guiding plan for the community as a whole and to point the county in the direction to fit in the landscape of affordable housing. She stated that a Task Force is being developed to assist with the plan.

Chairman West asked if the data is current for 2016. Ms. Arnold stated that at this time it is sufficient data.

She shared the Framework/Focus of the Affordable Housing Plan.



Ms. Arnold explained why this plan is different – Wake County has never had a comprehensive affordable housing plan. She stated that the consolidated plan is an application for HUD funding which the county has used to guide efforts. The plan that the county will embark on now will expand the scope to look at more. She stated that additional information was added to the HUD application to read what the County wanted it to say.

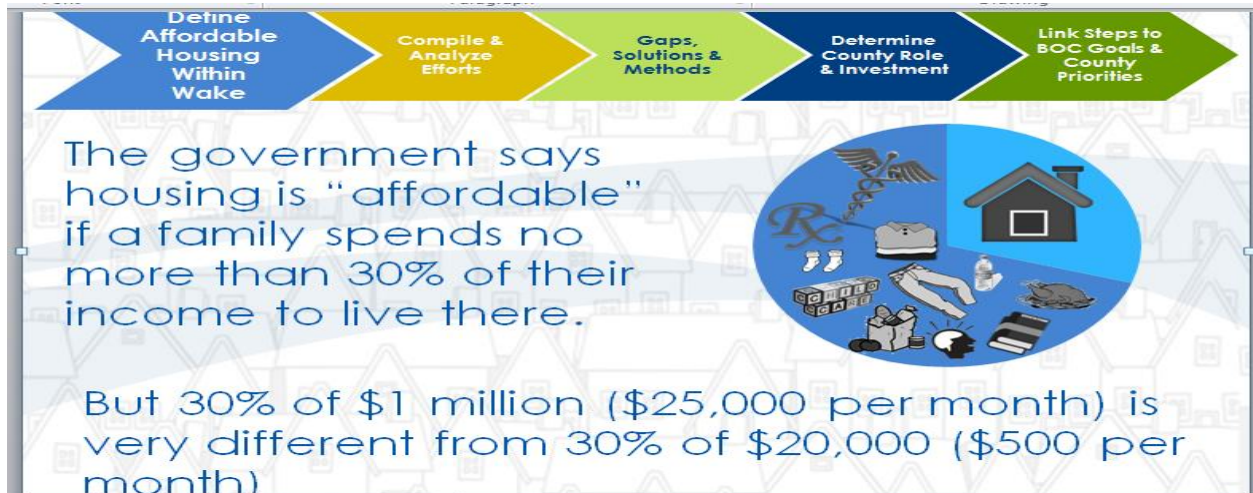
She shared the focus areas that will be included in the plan...

Focus #1: Defining Affordable Housing within Wake County

- This threshold is called “affordable rent burden.”
- There are varying definitions of what affordable housing looks and feels like

She stated that affordable housing can easily be defined as a Unit of measure (i.e. 30% AMI), but it's more so a standard of living – in safe and decent housing - of which all individuals deserve - this ultimately creates a Healthy and Vibrant community.

She shared a slide on affordable determination.



She shared information on what staff will do.

- Will pull together all Municipal, County, State and other entities plans related or affecting Affordable Housing
- Baseline of what we have
- Assess coordination of efforts

Focus #2: Compile and Analyze all existing efforts in Wake County

Will consider service providers efforts, developers communities and policies relating to all of that - BASELINE

Goal: 1) To assess the state of housing in the county 2) To create intentionality between community partners

- Affordable to Whom?
- What is affordable across the county
- Where is it located
- What are the gaps
- How is qualification determined

She stated that the goal is to obtain a baseline and make sure partnerships are being leveraged.

She shared information on identifying innovative strategies.



### Focus #3: Gaps, Solutions and Methods for Increasing and Preserving

- Identify gaps
- Propose solutions
- Present methods for increasing and preserving the Affordable Housing stock in Wake County
- Further coordinate efforts
- To provide recommendations with measurable outcomes

She stated that the county intends to leverage resources by looking at the different funding sources that are available. She stated that there should be measurable outcomes.

She shared information about the county's funding.

- The County's funding is only one piece of the collective affordable housing community
- What are the areas we can strategically impact and how can we guide or assist in other areas?

### Focus #4: Determine the County's Role and Investment in the Community

- Best practices – other counties and governmental entities doing
- Leveraging partnerships – our funding only one piece of the collective affordable housing community
- As a County – what we can and cannot impact –
  - Address barriers to both Clients (Credit/Criminal/MH Bias) and Developers (Parking, Permits, Dev Req)

- Examine the areas where it makes the most sense for the County to invest strategically. Crossover Areas – school systems, foster children, transit
- Being the consciousness and catalyst to spur further investments

She stated that the county should be considering leveraging their resources and best practices. She stated that the county wants to help where residents are concerned as it relates to affordable housing.

She shared a slide on provide a vision.

- Provide a vision and direction for Affordable Housing that is linked with existing and future growth efforts

Focus #5: Link Steps to Board of Commissioner Goals & Other Wake County Priorities/Plans

- Will drive usage of funding and staff resources
- Allows us to report progress
- Will link into existing plans and strategies: CHNA, Transit, Schools, Healthy Living Initiative, Land Use

Mr. Ellis shared the definition of affordable housing and why it is important. He said when residents hear the word affordable housing, they think of high rises that they see on television and areas such as Chicago and D.C., where there are large buildings with people packed on top of each other.

Commissioner Holmes agreed that clarification is needed because citizens are confusing affordable housing with free housing and education is needed.

Manager Hartmann stated that this is where the county begins transition with education that will benefit the community. He stated that if citizens are educated, then there will be logical accurate decisions. He stated that at the end of the day, efforts will be for project sponsors and the government to implement projects in an effort to accurately inform the public.

Commissioner Burns stated that it is important that the county focus on the strategy and ensure that it aligns with the transit strategies. He said there is encouragement to locate them near municipalities to zone for affordable housing and transit stations. He shared that this should be a priority.

Chairman West shared that there must be a team approach and collaboration. He asked Ms. Arnold what the board could do to help to move the process along.

Ms. Arnold said that she will share this information with the consultant. Housing is a priority along with land use and transportation, and there must be partnership with



existing priorities so that efforts are not duplicated and they are linked the board goals and priorities.

She shared outcomes, action steps, and timeline.



She shared the anticipated outcomes.

- Guiding Document
- Investment Recommendations
- Community Buy-in
- New Strategies
- Best Practices
- Phased Approaches
- MORE HOUSING! (Options & Access)

She shared the action steps.

1. Select & Engage Consultant (Staff)
  - To Study and Facilitate
  - Request For Proposal issued August 16, closed September 7
2. Create an AH Committee (BoC)
  - 25-30 Board Appointed Individuals
  - Create on September 19, Appoint in October
3. Invite Community Input (Everyone)
  - Inform community and stakeholders of process
  - Request feedback and support

She shared information of future needs.

1. Consultant – Staff Action

2. Creation of Task Force – September 19<sup>th</sup> BoC meeting, Appoint in October – Board Action
3. Market process to constituents so that we solicit community input – Everyone’s Action

Commissioner Ward asked what types of backgrounds are needed for new hires. Ms. Arnold said that she did not readily have that information but the committee needs individuals that can relate to affordable housing and could provide a good perspective.

She shared the proposed timeline.



She shared the concurrent projects.

1. Strategic Internal Review of “Business as Usual”
2. Joint Wake County/City of Raleigh RFI on Developers interested in Permanent Supportive Housing
3. Exploring a SAS Data Analysis Project to better inform decisions.

Ms. Arnold presented a strategic review of business for the housing department.

1. Strategic Review of Business as Usual

- As new director, I am taking the opportunity to examine our practices through a different lens
- We are reassessing policies and practices, such as:
  - The way we conduct our RFP for developments considering proximity to transit/schools/etc.
  - Elderly and Disabled repair program asset limits as land prices get higher for gentrifying neighborhoods, or maximum repair budget
  - The excellent work staff has done to change our assessment process to utilize a tool that better identifies a persons needs, while inviting our partners to use the same assessment to coordinate our efforts.

- 2) New to us, this is the first time we have requested a partnership with developer before a project is created – also the first time we have defined the type of development to be built
- 3) Data sharing project among different entities to determine which populations
- 4) Request additional funds based on the needs we know out there. (Ask David Ellis)

She stated that staff will look at RFP's, elderly and disabled programs, and the project budgets. She commended her staff for a great job and the assessment tool to assist the guest that reside there and need resources.

Commissioner Sullivan asked about the assessment tool. Ms. Arnold stated that the name of the assessment tool is called VI - SPDATTS (Vulnerability Index – Service Prioritization Decision Assistance Tool).

Commissioner Holmes said that she likes the business as usual concept. She complimented the boards' accomplishments toward affordable housing.

Vice-Chair Hutchinson asked how new the partnership with the county and the City of Raleigh is going. Ms. Arnold said that the partnership with the city is not new and working well together.

Chairman West stated that the report was commendable. He said that the board must look at the bottom line. He asked if the housing department would be looking at the ideal or the actual. Ms. Arnold stated that ideal is on the bucket list and after the process is complete, it will be usable to the community.

Commissioner Ward asked about cost information. Ms. Arnold said cost would be brought forward to the board at a later date.

Chairman West mentioned that the comprehensive plan is key and asked how citizens will be affected based on the mandates of the city and county. Ms. Arnold referred back to the focus area #3 information presented.

Commissioner Calabria stated that the ecosystem approach works and he is supportive of the plan. He encouraged partnerships with all municipalities. He said updates will be necessary and thanked Ms. Arnold and her staff for the information.

Commissioner Ward asked if a county commissioner would serve on the Affordable Housing committee. Ms. Arnold stated that there would be a commissioner representation on this board.

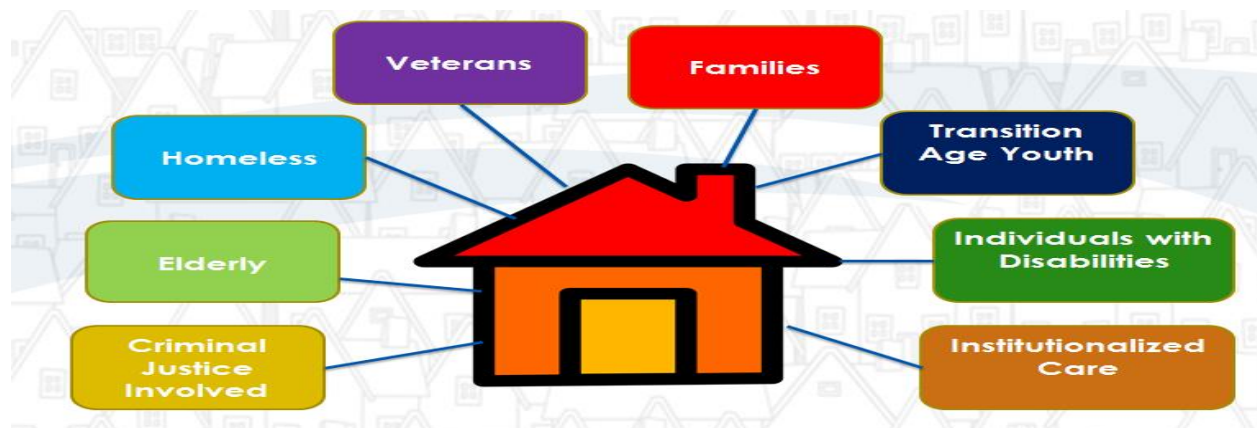
Ms. Foreman stated that she would share information specifically about the particular housing tool which is Permanent Supportive Housing which is due to the current environment or the building in the community. She stated that the board should all be familiar with issues with IVC's (Involuntary Commitments) and the issues in the jails.

She referred to the San Diego models that were effective when using the Permanent Supportive Housing Program.

She shared the current environment for affordable housing.

- **Lack of housing options** have significant impacts to multiple systems in the community
- **Hospital emergency departments and crisis and assessment centers** overflowing with individuals in need of safe housing with treatment options for stability
- **Jails and hospitals** discharge into homelessness with many returning back to jails and hospitals frequently
- **Department of Justice settlement** at State level for individuals housed in adult care centers
- **Homeless shelters and non-profits** have waiting lists and need access to housing options for clients in need of safe and affordable housing
- Individuals often have **barriers** that keep them from accessing housing - criminal histories, credit problems, physical or mental disabilities, etc.

She shared a visual on the many individuals with housing needs.



Ms. Foreman shared the housing goals of the World Health Organization.

**“Access to safe, quality and affordable housing – and the supports necessary to maintain that housing – constitute one of the most basic and powerful social determinants of health.**

**In particular, for individuals and families trapped in a cycle of crisis and housing instability due to poverty, mental illness, addictions or chronic health issues, housing can entirely dictate their health and health trajectory.”**

World Health Organization, 2008

She shared a graphic on the Housing Continuum.



She shared the definition of permanent supportive housing.

“Permanent supportive housing is decent, safe, and affordable community-based housing that provides tenants with the rights of tenancy under state and local landlord tenant laws and is linked to voluntary and flexible support and services designed to meet tenants’ needs and preferences.”

She shared the Permanent Supportive Housing Evidence based best practice.

- Housing is permanent
- Tenants sign lease and pay rent
- Tenant stays as long as rent paid and compliant with lease terms
- Housing is affordable
- HousingFirst Model - access to housing is not contingent on receipt of services

She shared Supportive Housing support services information.

- Case management
- Mental health services

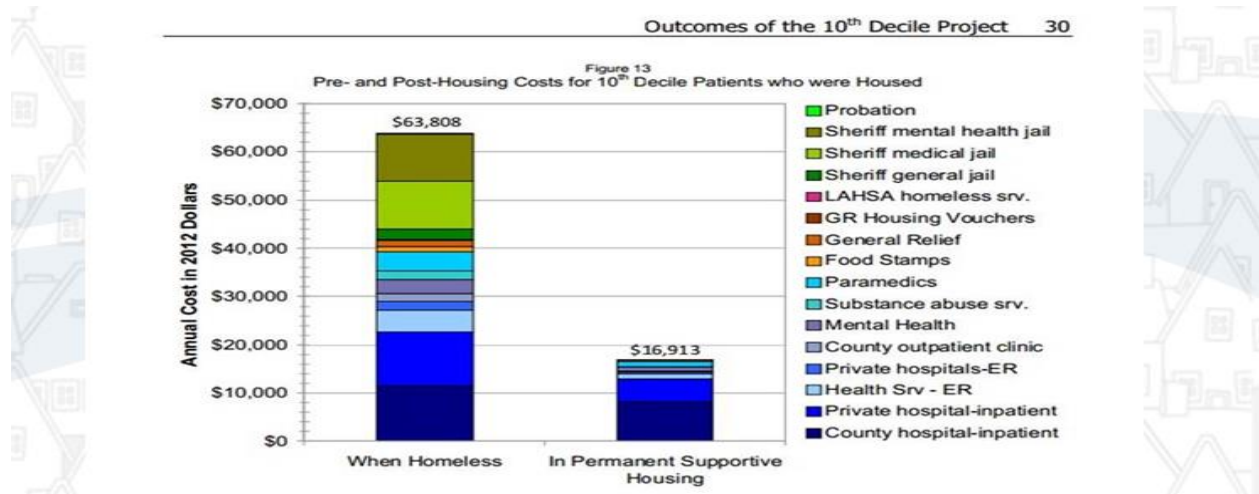
- Primary health care
- Substance abuse treatment
- Independent living skills
- Benefits assistance
- Job training
- Transportation
- 24-hour resources

Chairman West asked if there is affordable housing where the tenant has full access to services. Mrs. Foreman stated that tenants can get full access to all services.

Ms. Foreman shared Supportive Housing approach for benefits.

- Proven approach to address homelessness
- Promotes independence
- Improves an individuals health and wellbeing
- Helps retain employment
- Cost-effective
- Increases community tenure and social inclusion

She shared the impact for high utilizers.



Ms. Foreman shared the example of Moore Place in Charlotte.

- Apartment housing for 85 chronically homeless adults
- Owned & Operated by Urban Ministries
- \$11 million project
- Capital funded by:
  - Foundations and corporations \$ 6,299,000
  - City, state and federal \$ 3,700,000
  - Individuals \$ 987,000
  - Faith community \$ 488,000
- On-going operations relies on partnerships
- Proven results



Commissioner Ward asked how the units were organized. Ms. Foreman said that they are single units.

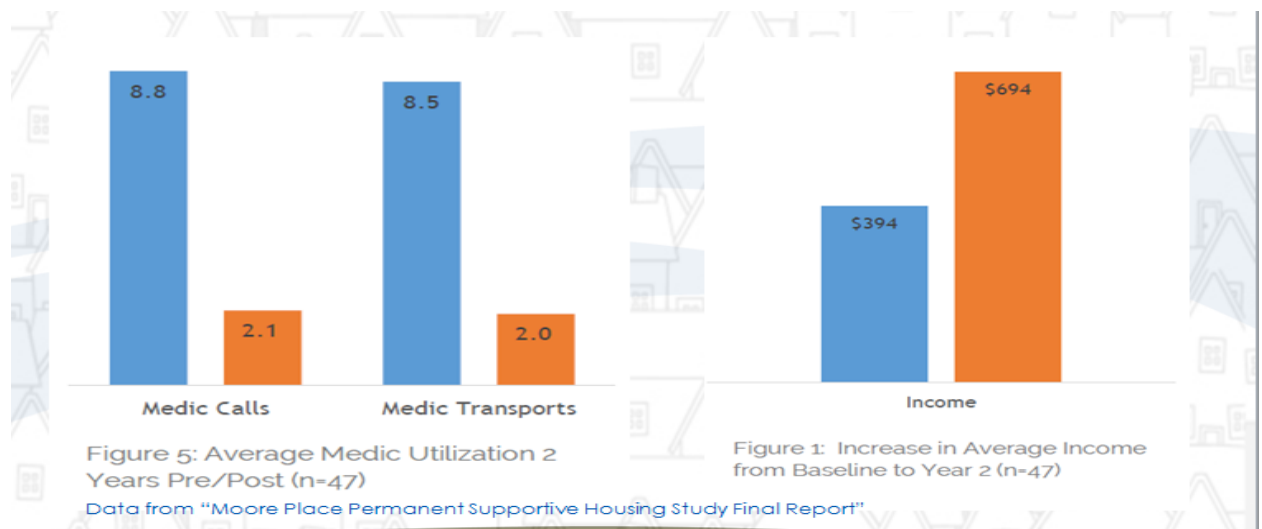
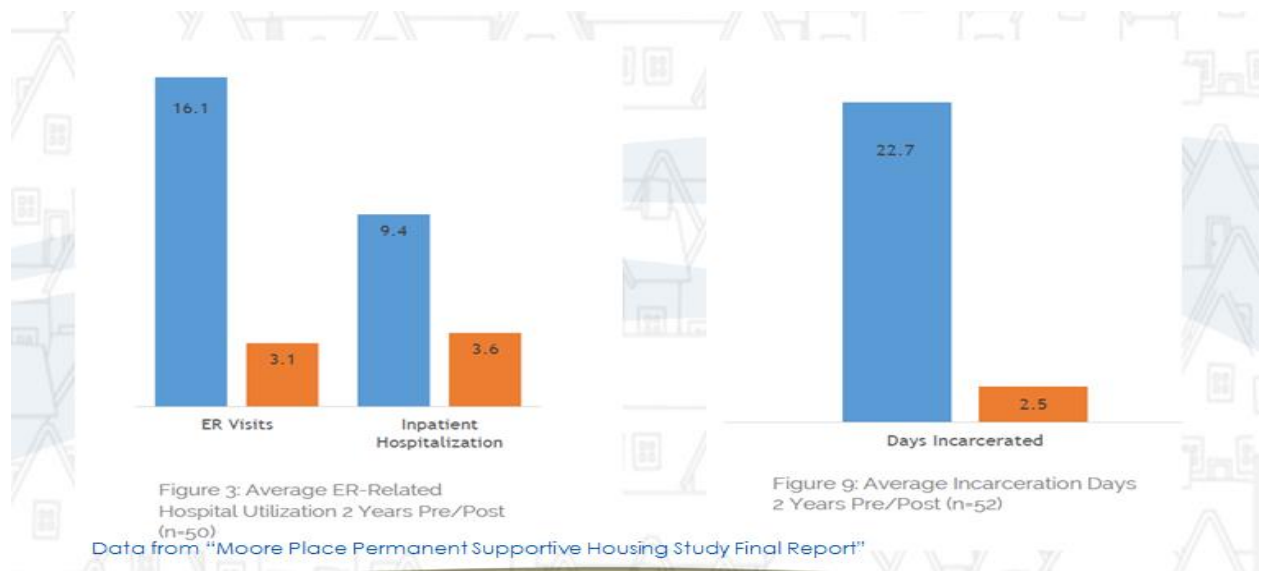
Commissioner Sullivan said that not only faith based organizations, libraries and building communities make this plan so great. She stated this is a great model that is an example of what the county can do.

Chairman West asked if there were issues with landowners and/or neighbors. Ms. Foreman stated that none that she was aware of.

Commissioner Ward asked if the plan prevented homelessness. Commissioner Sullivan said that the plan is key for homelessness in the community.

Commissioner Sullivan said that the Housing and Urban Development (HUD) utilizes a similar plan.

She shared positive impacts of PSH (Permanent Supportive Housing).



Commissioner Sullivan said that hospitals have interns and that doctors assist on weekends to help distribute medicines.

Ms. Forman shared information on Supportive Housing in Wake County.

- 38 developments/buildings
- 331 subsidized units
- More than \$9.3 million in County (\$5.3 M) and HOME/CDBG (\$4 M) in funding
- Four Municipalities: Raleigh (32), Cary (4), Wake Forest (1) and Knightdale (1)
- Developed by local partners...DHIC, Passage Home, CASA and others

She shared information on needs for success.



- Funding for:
  - Development/capital
  - Operations/rental subsidies (long term)
  - Supportive services (long term)
- Community support and ongoing partnerships
- Management partner engaged in improving lives of residents
- Ability to house clients with barriers to housing
- Simple application process

She shared the Next Steps.

- Advance additional permanent supportive housing
  - Identify potential development partners
  - Work with community partners on raising capital, aligning and committing to on-going services and identifying sites
  - Track success and outcomes
- Partner with SAS and community agencies to develop data analytics to understand and serve familiar faces
- Coordinated Entry pilot through Continuum of Care to easily access, identify and assess need, and make prioritization decisions based upon needs

Commissioner Sullivan said there are 57 vouchers that are available for people needing assistance with 400 more coming. She said the model transforms lives.

Ms. Sara Warren, Sheriff Office Analyst, spoke about the detox unit. She stated that there are currently 600 people currently on the detox unit.

Vice-Chair Hutchinson thanked Ms. Foreman and staff for their work on this project. He also thanked the partners that were present.

Mr. Hartmann stated that he would like for the board to move on this quickly. He stated that there are people in the community that could benefit from this program and that this fits in with housing.

Chairman West stated that process is the key. He commended staff for their work.

Commissioner Ward echoed the comments of Chairman West.

A 10 minute break was taken at 3:26 p.m.

### **Major Facilities update**

Ms. Foreman shared the Major Facilities Capital Projects Process.

- \$3.35 million available for award from Occupancy and Food/Beverage Tax Revenues

- Limited to sports, culture, arts, or convention
- Competitive process
- Complete process this summer

She shared the FY 2016 Major Facilities Capital Funding Process

April 18, 2016:	Board Approval of FY 2016 Process
May 2, 2016:	RFP Distributed & Posted on Wakegov.com (Attachment 2)
June 15, 2016:	Submittals due to Wake County
July/August 2016:	Work Group Convenes and Interview Top 10 Scoring Projects
September 12, 2016:	Review Team Presentation to Board of Commissioners

She shared the guidelines for the proposals.

To be considered, proposals must:

- Be consistent with enabling legislation...enhance sports, cultural, convention or arts facilities
- Propose funding for capital only...no operational expenses
- Cap request at \$1,500,000 per project
- Demonstrate non-county funding for at least 65% of the total project capital budget

She shared the 14 proposals received.

## 14 Proposals Received (1-7)

Requester	Project Name	Request	Total Project Cost	Description
CAP Sports	The CAP (Capital Athletic Pavilion)	\$ 1,500,000	\$ 11,000,000	Indoor sportsplex for basketball, volleyball, soccer, futsal, lacrosse, football and wrestling.
City of Raleigh	Raleigh <u>BikeShare</u>	\$ 200,000	\$ 2,061,000	Deploy first phase of bikeshare with 300 bikes at 30 station in 6.7 square mile area
Hibernian Hospitality	Morgan Street <u>Foodhall &amp; Market</u>	\$ 510,000	\$ 1,545,000	Create a 21,000 sq. ft. food hall and market with 60 shops, kiosks and food carts
Marbles Museum	<u>PLaY-stallation: A Fresh Welcome to Marbles and Moore Square</u>	\$ 100,000	\$ 351,000	Create a public art and open space gateway to Marbles and Moore Square
Museum of Art	Museum Park Expansion Project	\$ 1,500,000	\$ 14,610,000	Create new garden pavilion, restrooms, concession, information kiosk, garden observation deck and educational support areas
Town of Cary	Major Sports Venues Enhancements	\$ 1,219,500	\$ 3,485,000	Transition fields to artificial turf and add public <u>wifi</u> at soccer facility and add spectator seating, lighting and court resurfacing at tennis facility
Town of Fuquay Varina	Fuquay-Varina Arts Center	\$ 875,000	\$ 3,675,000	Create Arts Center with performance space, studios, classrooms and gallery space

## 14 Proposals Received (8-14)

Requester	Project Name	Request	Total Project Cost	Description
Town of Fuquay <u>Varina</u>	Fleming Loop Recreational Park	\$ 500,000	\$ 2,700,000	36-acre outdoor multisport complex for soccer and other athletics
Town of Holly Springs	Gymnasium and Convocation Center	\$ 1,500,000	\$ 9,000,000	Construction of new 3-court gymnasium/convocation center with offices, rehab facility, tennis pro shop and locker rooms
Town of Morrisville	Church Street Park Cricket Fields Lights Proposal	\$ 258,000	\$ 737,000	Purchase and install LED lights for the multi-purpose/cricket field at Church Street Park
Town of Rolesville	Athletic Complex	\$ 1,500,000	\$ 17,185,000	Create 100-acre outdoor athletic complex for baseball, softball, soccer, lacrosse and tennis
Town of Wake Forest	Reanissance Centre for the Arts	\$ 348,530	\$ 995,800	Renovate, repair and enhance performing arts and conference center
Triangle Sports Commission	Wake County Rowing Facility	\$ 22,000	\$ 62,500	Install rowing facility/buoy system at Lake Wheeler for rowing, canoe/kayak and Drag Boats
TriSports	The MAC Sports & Entertainment Park	\$ 1,500,000	\$ 4,436,000	Create 23-acre outdoor sports & entertainment venue for soccer, sand volleyball courts, practice field, and other sports and social events

Vice-Chair Hutchinson asked if there was timeline when projects needed to be completed. Ms. Foreman stated there was not a timeline, but the sooner the better.

Ms. Foreman shared the Major Facilities Review Team.

Community:

- Eleanor Oakley United Arts Council
- Jim Hobbs Wake Hospitality Alliance
- Cyndi Tomblin Wake Hospitality Alliance
- Loren Gold Greater Raleigh Convention and Visitors Bureau

Wake County:

- Eric Staehle Facilities Design and Construction
- Heather Drennan Budget
- Jason Horton Community Services
- Denise Foreman County Manager's Office
- Johnna Rogers (Advisor) County Manager's Office
- 

Ms. Foreman shared project scoring.

Scope of Project (20 Points)

- Unmet need
- Consistent with Board Goals
- Track and measure success
- Need for County investment
- Community partnerships

Project Budget and Funding Sources (15 Points)

- Mix of funding sources
- Funding on hand
- Detailed schedule of revenues and expenditures

Project Timeline (15 Points)

- Readiness
- Land ownership/acquisition status
- Specific project plan

Project Operating Plan (20 Points)

- Consistent revenues to sustain operations
- Viable operating plan

Estimates on Visitors and Return on Investment (15 Points)

- Ability to attract countywide and out of county visitors
- Period for return on investment

Organizational Information (10 Points)

- Organizational leadership
- Proven track record

Total Points Available = 100

She shared the review process.

- Proposals were reviewed and recommended to receive funding through a competitive, analytical process.
- Scoring matrix with rating scales used to identify finalists
- Finalist interview were used to determine funding and timing recommendations

Commissioner Burns asked about the consensus score and whether there was consensus on each category or was this an overall consensus.

Ms. Foreman stated that staff originally had consensus on each category but revisited scores and had consensus on the total score.

Commissioner Burns asked if there could be clarification of scores that were close.

Ms. Foreman stated that scores were based on criteria.

She shared the projects with review team score.

Review Team Project Rank	Requester	Project Name	Review Team Consensus Score	Request
3	Hibernian Hospitality*	Morgan Street <u>Foodhall &amp; Market</u>	78	\$ 510,000

Upon review, it is the opinion of the County Attorney and the County Manager that the Morgan Street Foodhall & Market is not a qualified use for this funding source.

Review Team Project Rank	Requester	Project Name	Review Team Consensus Score	Request	County Manager Recom.	Cumulative
1	Town of Cary	Major Sports Venues Enhancements	85	1,219,500	\$1,067,150	\$1,067,150
2	Town of Morrisville	Church Street Park Cricket Fields Lights Proposal	82	\$ 258,000	\$ 258,000	\$1,325,150
4	Marbles Museum	PLaY-stallation: A Fresh Welcome to Marbles and Moore Square	74	\$ 100,000	\$ 100,000	\$1,425,150
5	Town of Wake Forest	Reanissance Centre for the Arts	74	\$ 348,530	\$ 348,530	\$1,773,680
6	Museum of Art	Museum Park Expansion Project	73	\$1,500,000	\$1,050,000	\$2,823,680
7	Town of Fuquay Varina	Fleming Loop Recreational Park	68	\$ 500,000	\$ 500,000	\$ 3,323,680

Review Team Project Rank	Requester	Project Name	Review Team Consensus Score	Request	County Manager Recom.	Cumulative
8	CAP Sports	The CAP (Capital Athletic Pavillion)	66	\$1,500,000	\$ -	\$ 3,323,680
9	City of Raleigh	Raleigh <u>BikeShare</u>	65	\$ 200,000	\$ -	\$ 3,323,680
10	Town of Fuquay Varina	Fuquay-Varina Arts Center	65	\$ 875,000	\$ -	\$ 3,323,680
11	Town of Holly Springs	Gymnasium and Convocation Center	59	\$1,500,000	\$ -	\$ 3,323,680
12	<u>TriSports</u>	The MAC Sports & Entertainment Park	59	\$1,500,000	\$ -	\$ 3,323,680
13	Triangle Sports Commission	Wake County Rowing Facility	49	\$ 22,000	\$ -	\$ 3,323,680
14	Town of <u>Rolesville</u>	Athletic Complex	34	\$1,500,000	\$ -	\$ 3,323,680

Commissioner Burns questioned the decision of Attorney and Manager to not consider the Capital Athletic Pavillion (CAP) and Hibernian Hospitality proposals.

Manager Hartmann stated that the Morgan St. Food Hall is better suited for the City of Raleigh. He stated that it is a great project but just not a fit for the county.

Commissioner Burns stated that staff responded to Wake County's RFP.

Commissioner Burns asked if the compatibility to other facilities were taken into account and if funding these projects would deter established projects. He said that the CAP Sports and Hibernian Hospitality projects were highly ranked and no commitment has been made toward funding.

Ms. Foreman stated that there were questions but with some of the facilities, there are larger sports activities and the ability to collaborate and host many teams at a time.

Commissioner Burns stated that because of the competition with the towns, staff must ensure one project is not favored over another.

Commissioner Ward said there are many visitors at the Museum of Art. She stated that people from all over the world were traveling to see the events.

Commissioner Burns stated that he would like more information on the CAP Sports project. He stated that he and Ms. Foreman could discuss this information later.

Ms. Foreman shared a funding summary.

- Competitive process to award \$3.35 million yielded 14 projects with total request of \$11 million
- Review team evaluated and scored projects
- County Manager recommends funding for 6 projects totaling \$3.32 million

She shared Next Steps.

- Board consideration of project funding
- Options include:
  - Moving forward with County Manager Recommendation
  - Receiving presentations from project representatives
  - Other?

Commissioner Ward said that the Town of Fuquay would be a good fit for one of the projects.

Commissioner's Sullivan and Vice Chair Hutchinson suggested that the selected vendors attend a Work Session and present their RFP's to the Board of Commissioners.

Commissioner Burns said that he wanted additional information on the scoring categories.

Vice-Chair Hutchinson suggested that they hear from the six vendors that the County Manager has approved and additional vendors could be added if necessary.

Ms. Foreman stated that she would provide the scoring criteria.

Commissioner Burns asked when the funds would be made available.

Ms. Johnna Rogers, Deputy County Manager, stated that the funds agreement would be available in October 2016.

Commissioner Calabria asked if the budget would be updated to include the \$3.2 million for projects.

Manager Hartmann said that the City of Raleigh, would also launch a major facilities process that will go public.

Ms. Foreman stated that she would forward scoring sheets to all commissioners, so that they can see how the categories compare, and this will be provided at the next Work Session.

Chairman West stated that he could see the improvements in the process and thanked the team for their work.

The review team was asked to stand to be recognized for their work.

### **Wake County NCACC Submissions for Statewide Legislative Goals 2017**

Mr. Dillon, Intergovernmental Relations Manager shared 2017-2018 NC General Assembly Session.

- LONG SESSION
- At least 24 new members of the House & Senate
- At least 70 of the same members as last year
- Election year, still more unknowns than knowns
- Past session a lot of great bills passed!
- A LOT of “bad bills” left on the table last session

Mr. Dillon shared the statewide goals.

#### **Statewide Goals:**



- Counties submit proposed goals to North Carolina Association of County Commissioners in Sept.
- NCACC steering committees review goals in Sept./Oct.
- NCACC Board of Directors approves draft goals in Dec.
- NCACC Membership adopts goals at Legislative Goals Conference in January 2017

He shared the local goals.

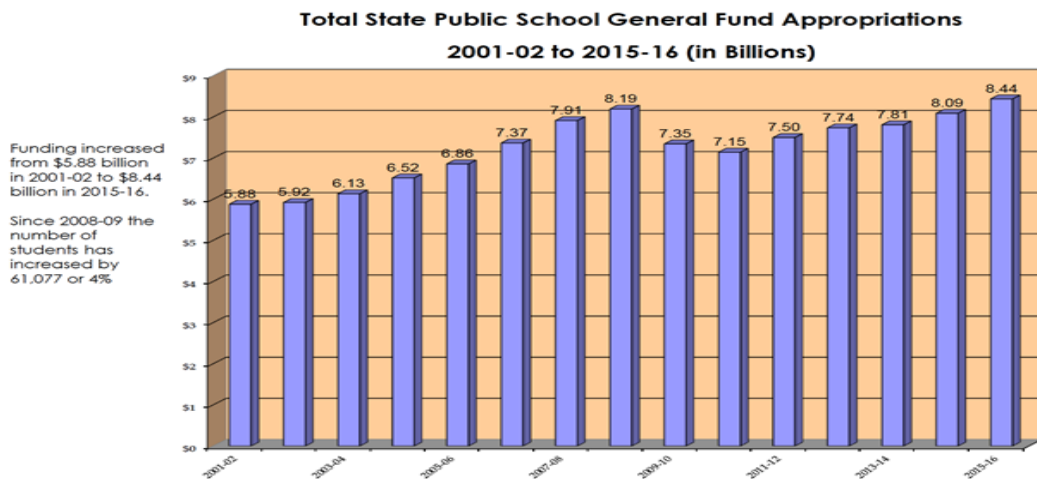
**Local Goals:**

- Departments submitted proposed goals to County Manager’s Office
- Intergovernmental Affairs Office reviewed goals
- Draft goals presented to BOC at work session
- Statewide goals submitted to NCACC
- Local goals and statewide goals presented for Board approval

Commissioner Sullivan recommended that other commissioners join the subcommittees and steering committees, so that they would be informed on the process.

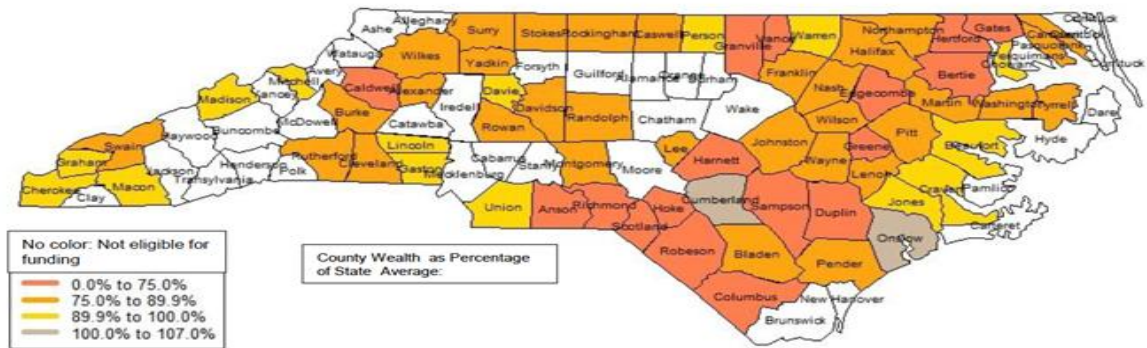
He shared the Increase in statewide per pupil funding for education.

**Increase in Statewide Per Pupil Funding for Education based on Average Daily Membership**



He shared the Low Wealth Supplemental Funding slide.

## FY 2015-16 Counties



North Carolina provides supplemental funding to systems whose ability to generate local revenue per student is below the state average. Some of the factors used to determine eligibility are county adjusted property tax base, square miles in the county, and per capita income. There are 68 "Low Wealth" counties (78LEAs) in 2015-16.

Mr. Dillon stated that there are some indescrpenencies in the formulas. Hyde County receives \$12,000 per student, while Wake County only receives \$8,000 per student.

He shared Small County Supplemental Funding.

## FY 2015-16 Counties



North Carolina provides supplemental funding to those county school district with average daily membership (ADM) less than 3,200. City School Districts are not eligible for this funding. If a school district becomes ineligible due to an ADM greater than 3,200, the funding will be phased out over 5 years.

He shared Increase in statewide funding for mental health and substance abuse treatment.

STATE POLITICS SEPTEMBER 20, 2015 5:51 PM

# NC budget cuts \$110 million from regional mental health

Mr. Dillon said that there is a need for an increase in statewide funding for mental health. He stated that Wake County received \$20 million for the Governor’s Task Force, \$2 million for juveniles, and \$12 million for three-way beds.

Commissioner Holmes said that she wanted funders to know that the funds should be used for substance abuse as well as drug court. Mr. Dillon stated that he would relay the message.

He shared Project Local Revenue Sources.

**Summary of Local Option Sales Taxes**

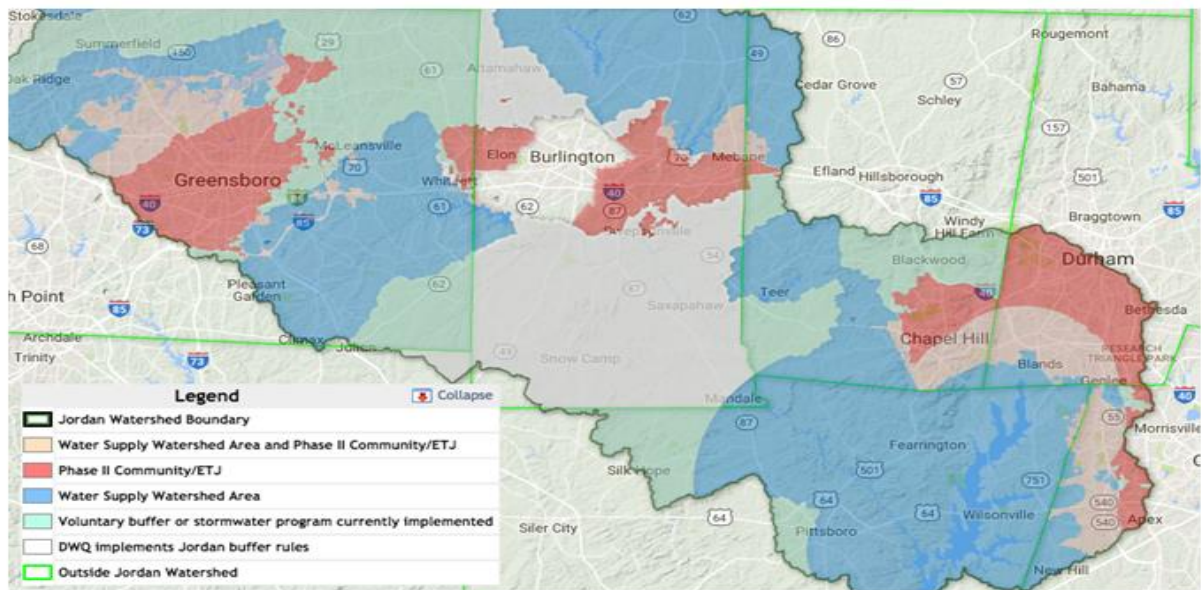
G.S. & Year	Amount	Referendum?	Allocation— PD or PC?	Restricted Use?	Applies to Food?
Art. 39; 1971	1 penny	Optional	PD	No	Yes
Art. 40; 1983	½ penny	Optional	PC	30% for school capital	Yes
Art. 42; 1986	½ penny	Optional	PD (Originally PC)	60% for school capital	Yes
Art. 44; 2001 <i>2007-ceded to state via Medicaid swap</i>	½ penny	Optional	½ PD; ½ PC	No, but replaced repealed reimbursements	No
Art. 43; 2007 for all counties	½ or ¼ penny	Required	PD	Yes—public transit only	No
Art. 46; 2007	¼ penny	Required	PD	No, & no city share	No

Mr. Dillon stated that there are only four states in the nation that distribute local option sales taxes per capita. He said there is a perception that it is unconstitutional

when local option of sales taxes are raised in a county that is supposed to stay in that jurisdiction.

Vice-Chair Hutchinson asked that if it's unconstitutional has anyone questioned it. Mr. Dillon stated that the City of Raleigh has filed a suit on annexation stating that this is against the statute. The General Assembly in return said that they didn't have that exemption any longer.

He shared a map about the areas that have prevention of relaxation of environmental regulations for water supplies.



He shared the policy point of reinstating subdivision roadway maintenance guarantees.

## Reinstate Subdivision Roadway Maintenance Guarantees



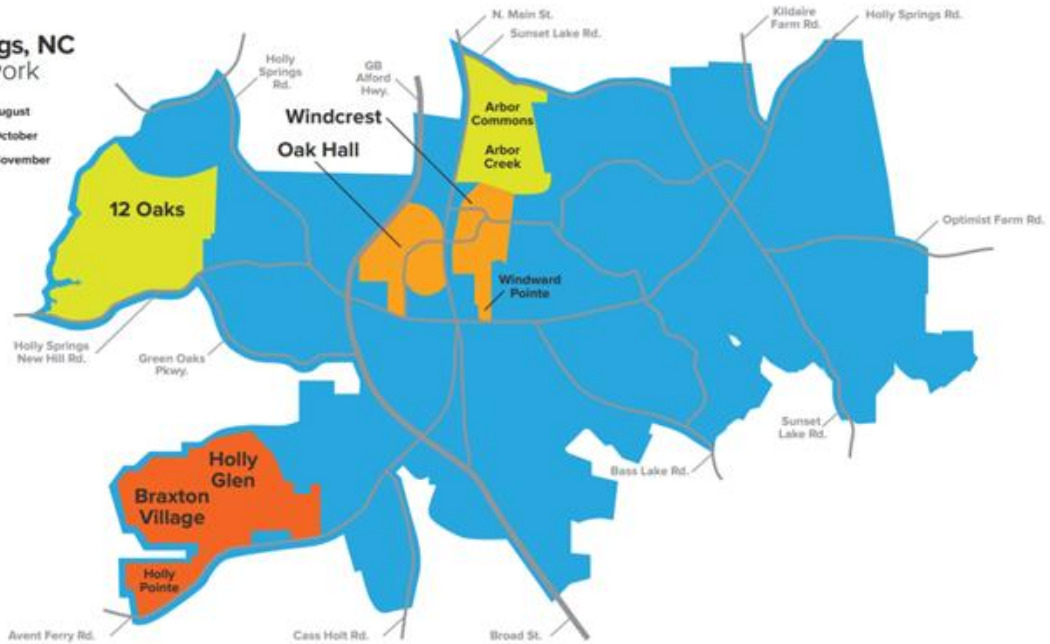
He shared the policy point of removing the ban on cathode ray tubes from sanitary landfills.



He shared the policy point of allowing counties to provide fiber-optic infrastructure in underserved areas.

### Holly Springs, NC Fiber Network

- Phase 1 starts in August
- Phase 2 starts in October
- Phase 3 starts in November



Vice-Chair Hutchinson said that he would like for fiber optics to be in all counties and the county should apply for funding.

He shared protect state transportation formula.

#### CONNECT REGIONALLY

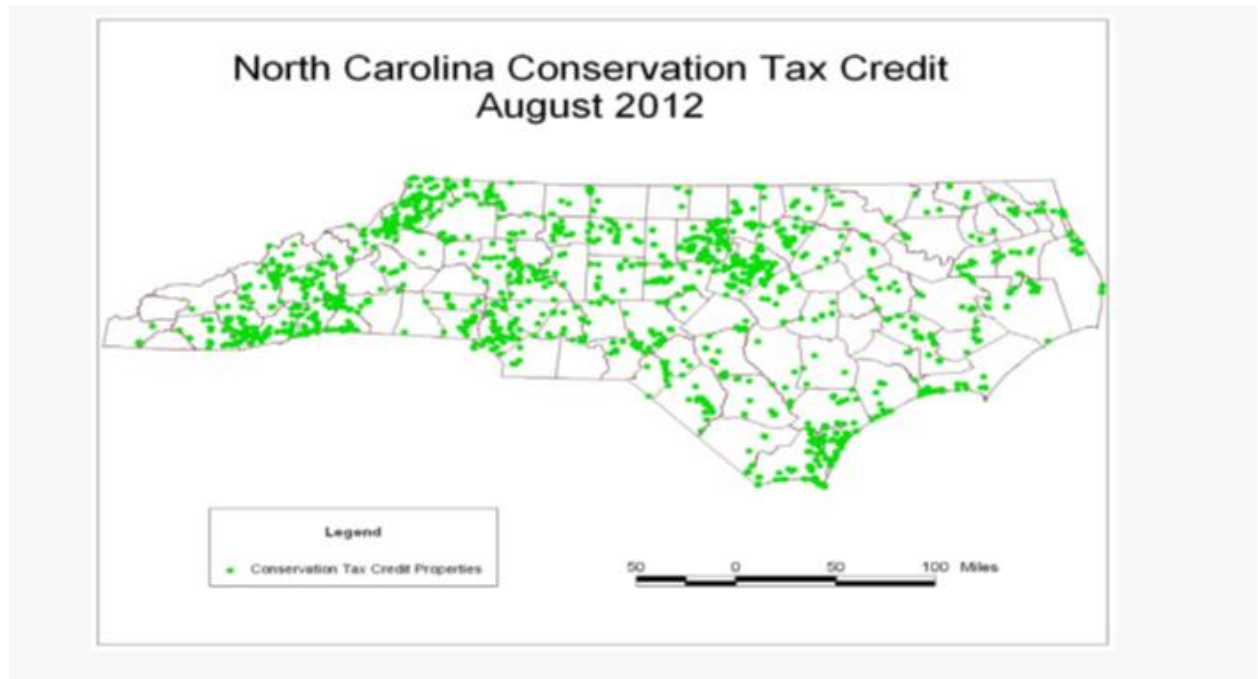
- Durham-Wake Commuter Rail  
*More frequent in peak hours*
- - - Option for Future Expansion
- GoTriangle Express Bus  
*Regional service with limited stops*
- Durham Orange Light Rail

NC Court of Appeals Judge (You may vote for ONE)		NC District Court Judge District 10 (You may vote for ONE)		REFERENDUM	
<input type="radio"/> Hunter Murphy (Republican)	<input type="radio"/> Margaret Engles	<input type="radio"/> Donald Ray Bule (Republican)	<input type="radio"/> Dan Nagle	<input type="radio"/> Walter Rand	One-Half Percent Local Sales and Use Tax
<input type="radio"/> Sub Hunter	<input type="radio"/> Abe Jones (Democrat)	<input type="radio"/> Robert B. Rader	<input type="radio"/> Debra Sasser	<input type="radio"/> Christina M. Walczyk	
<input type="radio"/> Richard Dritz	<input type="radio"/> Thom Stader	<input type="radio"/> Valerie Zachary (Republican)	<input type="radio"/> Rickie McCoy-Mitchell (Republican)	<input type="radio"/> Marty E. Miller	One-half percent (1/2%) local sales and use taxes, in addition to the current local sales and use taxes, to be used only for public transportation systems.
<input type="radio"/> Bryce Parke III	<input type="radio"/> Monica M. Stoumen	<input type="radio"/> Bryce Parke III	<input type="radio"/> Monica M. Stoumen	<input type="radio"/> Anna Elena Worley	
				Board of Education District 5 (You may vote for ONE)	
				<input type="radio"/> Jim Martin	

SAMPLE

Vice-Chair Hutchinson stated that it is important that after the transit referendum is passed, to rally Metro Mayors and other organizations to the table and discuss lifting restrictions for the light rail.

He shared a map of the areas that have reinstated the conservation tax credit.



He shared NCACC statewide goal submittal.

### **2017 Staff Recommendations**

- Retain Local Government Authority
- Protect Current State Transportation Formula
- Provide a Dedicated and Sustainable Funding Stream for Community Paramedicine
- Reinstate Conservation Tax Credit
- Continue to Include Medicaid Cost Settlement Funding in Healthcare Reform
- Promote Adoption of the Updated State Food Code
- Continue to Include Medicaid Cost Settlement Funding in Healthcare Reform
- Promote Adoption of the Updated State Food Code

Vice-Chair Hutchinson asked if this is information for the expansion of Medicaid. Mr. Dillon stated that it is not an expansion of Medicaid.

He shared Next Steps.

- Receive feedback on proposed goals/positions
- Approve goals for NCACC submittal at Sept. 19<sup>th</sup> board meeting
- Approve NCACC statewide goals and Wake County priorities in January 2017
- Share with the delegation

- Advocate!

Commissioner Burns said that he is eager to proceed with the process. He expressed his interest in connecting municipalities and affordable housing with inclusionary zoning.

Chairman West asked how did Chapel Hill obtain Inclusionary Zoning. Mr. Dillon stated that he would provide this information for the board.

### **Adjourn**

The meeting adjourned at 4:50 pm.

Respectfully submitted,

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Yvonne Gilyard  
Deputy Clerk