

## **Phase 2 – Firm Commitment**

**Hello, NCAD members! Me James Wilson. As you may have already viewed my last two video messages, the most recent video was about Tillinghast Place, Phase One, Conditional Commitment. The property was sold, purchased by the NCAD for \$27,000.00 for a low-income housing project in Charlotte during the 1994-95 calendar year. That has led us into Phase Two called “Firm Commitment”. Per this video, I will elaborate on what the progress was made for Firm Commitment (Phase Two). (Pause)**

**Let me start with the HUD, they have their own contract network and always associate with the Perry C. Craven Associates. They two have always concurred to whom they use them for services/projects. First of all, they have agreed to go with the housing management service which was Community Housing Partners in Winston-Salem. Secondly, we used Ray Troxeler Architects, Inc. to do their design service, also from Winston-Salem. Third, Weaver Construction Company in Greensboro did the topography and entire construction of the apartments project. They did a beautiful job with the housing project, really a beautiful property. Now, I wanted to take time to recognize two Deaf persons for contributing enormously to the project development. First was Martha Nichols Johnson, I already mentioned about her from the previous video message that she served as a resource and the point of contact for information and questions. She was great with keeping us in the loop through frequent communication for quite a long time. I just wanted to commend her for a big part of this. The second person was Thomas “Tommy” Earl Donnelly, Sr. who was employed with the US Department of Agriculture in Raleigh. He was very knowledgeable with the Federal Accessibility Regulations for building, safety and other codes, especially accessibility/safety codes for Deaf people. He was recognized for contributing his advice to the project team and NCAD**

**Board during numerous meetings. So I wanted to recognize them as an important part of NCAD History so my hats go to them!! (Pause)**

**Back to the HUD Office, the office had a list of contracts to be viewed prior to signatures. So myself and Dell Apperson, who was the Secretary/Treasurer separately from the NCAD, let me go back a bit. The HUD has informed us that we must have a separate entity due to liability purposes for NCAD's protection. So we, NCAD, decided to name the group called North Carolina Independent Living of Deaf Persons, Inc. Attorney James Iseman from the law firm from Winston-Salem wrote and took care of the Articles of Incorporation, the bylaws and all the legal paperwork for the NCILDP, Inc. As a result, the NCAD became the sponsor while seven members appointed by the NCAD to serve on the NCILDP became the owner of the Tillinghast Place Apartments. The Community Housing Partners, the contracted housing service management managed the property and reported to the NCILDP quarterly. The CHP had communicated often with the NCILDP to keep them in the loop with managing the property for us. I will explain further after Phase 5 their exact responsibilities of managing the property such as PRAC, meaning Project Rental Assistance Contract. I will elaborate more on that later. For now let me wrap up Phase Two since signing all the contracts for the project was done so that led us into Phase Three which was Construction. That included 18 months of topography and construction upon completion. Thank you for watching me on Phase Two, Firm Commitment.**