



Housing Authority of the City of Asheville

Commission Meeting Minutes

February 25, 2015

I. Work Session

The work session was held at the Central Office at 5pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Cindy McMahon, Member Raynetta Waters and Member Jennifer Pickering.

Open session: Lenell Wyche presented the financial report. The conversion to the Rental Assistance Demonstration (RAD) is complete, so the report looks a little different than what it was before the conversion. The Housing Authority overall looks good financially.

David Nash presented the 2015 Capital Fund budget. The budget is only for Lee Walker Heights, since that is the only Public Housing development left in the Housing Authority's inventory, and the Capital Fund budget is exclusively for Public Housing. Aside from the management fee, we propose to use the funds for planning costs associated with the Lee Walker RAD conversion and associated redevelopment.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:02 PM & February 25, 2015**, held at **HACA Central Office, 165 S French Broad Avenue, Asheville, NC 28801**. Brooke Smith conducted roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Cindy McMahon, Member Raynetta Waters and Member Jennifer Pickering.

III. Approval of minutes from last meeting

Jennifer Pickering made a motion, seconded by **Cindy McMahon**, to approve the minutes. The Commissioners unanimously approved the minutes of **January 28, 2015**.

IV. Bills and Communications

Gene Bell stated that the President of the Resident Council has a scheduling conflict and cannot attend the Board Meeting tonight. Mr. Bell also stated the YMI Community of Color Town Hall scheduled for tomorrow night has been cancelled due to inclement weather. Finally, the North Carolina Executive Directors

Association (NCHADA) had their annual Roundtables earlier this week, and it was very successful.

V. Report of the Secretary

a) Demographic Reports

David Nash reported the demographic reports submitted with the board package

b) Asheville Housing Properties

Noele Tackett reported monthly Asheville Housing Properties occupancy submitted with the board package

c) Asheville Housing Vouchers

Brandy Woodard reported monthly HCV and FSS occupancy submitted with the board package

d) Income/Expense Report

Lenell Wyche summarized the bottom line of the four key budgets submitted with the board package

e) Residents Council Report

No comment

VI. New Business

1. Consideration of approval of FY2015 Public Housing Capital Fund Program budget for Lee Walker Heights.

David Nash stated that the 2015 Public Housing Capital Fund Program budget is only for Lee Walker Heights, the only Public Housing development. Aside from the management fee portion we propose to use the funds primarily for planning costs associated with the RAD conversion and redevelopment of Lee Walker Heights.

Cindy McMahon made a motion, seconded by **Cassandra Wells**, to authorize approval of FY2015 Public Housing Capital Fund Program budget for Lee Walker Heights.

The Board voted as follows:

AYE

Mr. Lewis Isaac
Ms. Cassandra Wells
Ms. Cindy McMahon
Ms. Raynetta Waters
Ms. Jennifer Pickering

NAY

The Chair declared the motion carried.

VII. Unfinished Business

None

VIII. Other Business

None

IX. Adjournment

There being no further business to come before the Board, the meeting adjourned.



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary