



Housing Authority of the City of Asheville
Commission Meeting Minutes
March 25, 2015

I. Work Session

The work session was held at the Edington Center at 4pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Cindy McMahon, Member Raynetta Waters and Member Jennifer Pickering.

Open session: David Nash stated that, although the Housing Authority's fiscal year runs from October 1 to September 30, RAD funding is distributed by HUD on a calendar year basis. To simplify the presentation and understanding of the budget, the proposed budget revision in the Board Package is a calendar year budget. Before the beginning of the fiscal year, the Board approved a continuing budget from 2014 to 2015, which was a public housing budget. The intent for this fiscal year is to have that continuation budget cover the period from October through December 2014 and this revised RAD budget cover the part of the fiscal year starting January 1.

Board members expressed concern that budgeting this way could become confusing and encouraged staff to explore the option of changing the Housing Authority's fiscal year to match the calendar year funding cycle and end on December 31.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:09 PM & March 25, 2015**, held at **Hillcrest Apartments, 100 Atkinson Street, Asheville, NC 28801**. Brooke Smith conducted roll call. The following Commissioners were present: Chair Lewis Isaac, Member Cindy McMahon, and Member Raynetta Waters.

III. Approval of minutes from last meeting

Cindy McMahon made a motion, seconded by **Raynetta Waters**, to approve the minutes. The Commissioners unanimously approved the minutes of **February 25, 2015**.

IV. Bills and Communications

Gene Bell recognized Elinor Earle. She was honored with the Asheville City Schools' Lifetime Achievement Award. She was also the News 13 WLOS Person of

the Week. He showed the clip from News 13. Ms. Earle thanked the Housing Authority and Mr. Bell for allowing her to work with our children. Gene thanked her for her dedication. Constance Proctor, Ms. Earle's supervisor, thanked her for her hard work and dedication, recognizing that Ms. Earle does not just work with the children, she works with the whole family.

V. Report of the Secretary

a) Asheville Housing Properties

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

b) Asheville Housing Vouchers

Brandy Woodard reported monthly HCV occupancy submitted with the board package

c) Income/Expense Report

Lenell Wyche summarized the bottom line of the four key budgets submitted with the board package. Some potential errors were noted and she promised to research those and provide a revised report to the Board if errors were confirmed.

d) Residents Council Report

Keith DeBlasio stated that the Council is moving forward with a survey of residents to find out what services residents most need and want. They are also working on moving forward with the trash removal contract with the Housing Authority. The Council is also working on creating a Memorandum of Understanding between the Council and other agencies.

VI. New Business

1. **Consideration of approval of amended calendar year 2015 Operating Budget.**

Lewis Isaac stated that in September 2014, the Board approved a continuing budget from 2014 for the fiscal year that began October 1, 2015, subject to amendment after the conversion to RAD. David Nash stated that with the presented budget, HACA would like to have the continuing budget cover the first 3 months of the fiscal year (October-December), and then convert to a RAD calendar year basis. This creates a little more work for accounting, having different budgets for different parts of the fiscal year, but they have indicated they can handle it.

Cindy McMahon stated she was in support of a calendar year budget, but encouraged staff to explore the feasibility of converting HACA's fiscal year to end on December 31 and match the calendar and funding year.

Cindy McMahon made a motion, seconded by **Raynetta Waters**, to authorize approval of amended calendar year 2015 Operating Budget.

The Board voted as follows:

AYE

NAY

Mr. Lewis Isaac
Ms. Cindy McMahon
Ms. Raynetta Waters

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