



Asheville Housing Authority

Commission Meeting Minutes

April 22, 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.

Gene Bell presented the information on the Hillcrest Apple Orchard. Asheville Green Works received a grant to plant and maintain 30 apple trees in Hillcrest. The residents are going to work with Asheville Green Works to maintain the orchard. Residents will have first harvest of the apples and any unused apples will be converted to cider for sale. The revenue from cider sales will go to the Hillcrest Resident Association.

David Nash presented the demographics report included in the Board Package.

Lenell Wyche presented the Income/Expense Report. Expenses for this month are higher than normal, but year to date, we are doing well. In the future, the report is going to be broken down property by property to more closely align with the site based model we are adopting based on private sector models.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:05 pm & April 22, 2015**, held at **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

Cindy McMahon made a motion, seconded by **Raynetta Waters**, to approve the minutes. The Commissioners unanimously approved the minutes of **March 25, 2015**, including the minutes of the retreat held that same day.

IV. Bills and Communications

Gene Bell stated that he is the newest member of the Buncombe County Planning Board. He is also currently serving as the temporary Chair of the Board. He is the

first African American to serve on the Board, and is one of nine new members appointed to the Board.

Gene Bell presented the information on the Hillcrest Apple Orchard. Asheville Green Works received a grant to plant and maintain 30 apple trees in Hillcrest. The residents are going to work with Asheville Green Works to maintain the orchard.

Gene Bell thanked the staff for attending the Board Meeting and being involved in the changes happening at the Housing Authority.

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.

d) Review of 2015 Five-Year Plan Goals from the Board Retreat

David Nash reviewed the 2015 Five-Year Plan Goals from the Board Retreat submitted with the board package.

e) Residents Council Report

No report received

VI. New Business

1. Consideration of approval to convert the Housing Authority of the City of Asheville to a fiscal year ending December 31, beginning in 2015 and continuing thereafter.

Lenell Wyche stated that the Housing Authority's current fiscal year runs from October 1 through September 30. This year was a difficult budgeting year, because the RAD conversion took effect on December 1, in the middle of the fiscal year. Based on the new funding cycle it is easier to budget on a calendar year basis, and a board member suggested at the retreat that we explore changing the fiscal year. The first year will be a 15-month fiscal year running from 10/2014 – 12/2015, and future years will run from January 1 through December 31.

Cindy McMahon made a motion, seconded by Cassandra Wells, to authorize the Housing Authority of the City of Asheville to convert to a fiscal year ending December 31, beginning with 2015 and continuing thereafter.

The Board voted as follows:

<u>AYE</u>	<u>NAY</u>
Mr. Lewis Isaac	
Ms. Cassandra Wells	
Ms. Cindy McMahon	
Ms. Raynetta Waters	
Ms. Jennifer Pickering	

The Chair declared the motion carried.

VII. Unfinished Business

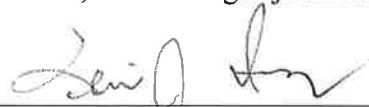
None

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