



Housing Authority of the City of Asheville

Commission Meeting Minutes

May 27, 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: Cindy Weeks from MHO presented an update on Lee Walker Heights. HACA is the lead developer for the project and MHO is serving as a consultant and co-developer. MHO has been in Asheville for 26 years, and the team they have assembled is almost exclusively from Asheville. Two weeks ago, they held the first resident workshop and have created a preliminary design based on input from the residents. MHO is going to take the LWH resident committee and other interested residents on a tour of other MHO properties so they can see what new apartments will look like.

David Nash presented financial aspects of the RAD application for LWH as distributed with the Board packets. The project team will be applying for 9% Low Income Housing Tax Credits, taking out a mortgage on the property, using HACA funds from reserves, and financial support from the city/county to pay for this project.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **6:03 on May 27, 2015**, at **Klondyke Homes, 33 Klondyke Place, 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 **Jennifer Pickering**, to approve the minutes. The Commissioners unanimously approved the minutes of **April 22, 2015**.

IV. Bills and Communications

Gene Bell stated that he wanted to show a clip from the workshop with the residents at Lee Walker Heights. The workshop was the first in a series of workshops where

the development team and the residents come together to plan the future of the neighborhood.

Gene Bell stated that Asheville Green Works would like to do a summer program for the children to assist in the maintenance of the Hillcrest Apple Orchard. William Hamilton, Hillcrest Site Manager, stated that in order to plant apple trees and blueberry trees in the orchard, Asheville Green Works applied for a grant to hire six people. For the summer program, they asked HACA to contribute \$1500 to allow 2 youth to work all summer and maintain the trees. HACA approved and it has been a success so far.

Gene Bell stated that Raynetta Waters was selected as a chair of the nominating committee for the southern area of The Links, Incorporated, one of the oldest and largest volunteer service organizations of women who are committed to sustaining the culture and economic survival of African Americans and other persons of African ancestry. He also introduced the new Neighborhood Outreach Coordinator/Communication Specialist, Terry Bellamy.

Finally, Gene Bell thanked Cindy McMahon for all of her hard work and contributions to HACA over the last 10 years through her service on the Board. This is likely to be her last meeting.

V. Report of the Secretary

a) Occupancy: Asheville Properties

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

b) Occupancy: Asheville Housing Vouchers

Brandy Woodard reported monthly Asheville Housing Vouchers 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) Residents Council Report

Keith DeBlasio stated that over the last month, the Council has had a contract with HACA for trash clean up and debris removal in units. Through this contract, they have been able to employ 6 residents. They are looking at employing more youth for the orchard. They are working in each development to do clean-ups. The Council participated in the Asheville City School Board 5-year planning sessions. The Asheville Police Department Citizens Committee has agreed to accept a resident onto the committee. Jennifer Pickering asked if there are any youths serving on the Council, and Keith DeBlasio stated that a youth was just elected to the Hillcrest Resident Association.

VI. New Business

1. Public Hearing on Proposed Multifamily Housing Revenue Bond Financing by the Housing Authority of the City of Asheville – Spruce Hill Apartments.

The Chair opened the public hearing at 6:24 pm.

David Nash stated that the Board approved a resolution to approve the application in August 2014. The developer is proposing to buy Spruce Hill and renovate it. The developer would be entirely responsible for paying the bond back. No Board action is required at this time. This is just an opportunity for public comment on the project.

There being no other comment, the Public Hearing closed at 6:28 pm.

2. Approval and authorization for the CEO to submit, including such technical amendments as he shall determine reasonable, the Phase 2 Rental Assistance Demonstration application for the initial phase of redevelopment at Lee Walker Heights, to replace 96 public housing units with 96 new RAD units and 24 additional affordable housing units.

David Nash stated that after HACA applied for a full inventory RAD conversion two years ago, we were asked by the Mayor and members of City Council to look again at redeveloping Lee Walker Heights as a mixed income community. We requested and HUD approved a phased inventory conversion to allow time for additional redevelopment planning in connection with those 96 units. This application will restart the RAD conversion process for that second and final phase and is due by June 30, 2015. We are ultimately hoping to develop as many as 300 mixed income units on the Lee Walker and an adjacent site.

Jennifer Pickering made a motion seconded by **Raynetta Waters**, to approve and authorize the CEO to submit, including such technical amendments as he shall determine reasonable, the Phase 2 Rental Assistance Demonstration application for the initial phase of redevelopment at Lee Walker Heights, to replace 96 public housing units with 96 new RAD units and 24 additional affordable housing units.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

3. Approval of resolution authorizing the Housing Authority of the City of Asheville to change its fiscal year end from September 30 to December 31, effective in 2015.

Lenell Wyche stated at last month's Meeting, the Board discussed and approved the switch to a calendar year, because it makes it much easier to align with the RAD funding. HACA submitted the application for this request, and HUD requested a formal resolution approved by the Board.

Cindy McMahon made a motion, seconded by **Cassandra Wells**, to approve the resolution authorizing the Housing Authority of the City of Asheville to change its fiscal year end from September 30 to December 31, effective in 2015.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

4. Approval of a technical amendment to the Annual PHA Plan to authorize the issuance of project-based vouchers under the HUD-VASH program upon request from the VA Medical Center, to facilitate the goal of ending veteran's homelessness.

David Nash stated the Asheville/Buncombe County Homeless Committee is working very hard to end veteran's homelessness. There are a number of developers who have contacted HACA and the VA about developing new housing opportunities for this population and this tool may help with that process.

Raynetta Waters made a motion, seconded by **Jennifer Pickering**, to approve a technical amendment to the Annual PHA Plan to authorize the issuance of project-based vouchers under the HUD-VASH program upon request from the VA Medical Center, to facilitate the goal of ending veteran's homelessness.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

5. Consideration of approval of amendment to Inter-local Cooperation Contract with Brevard Housing Authority effective June 1, 2015.

Gene Bell stated that HACA has managed the Brevard Housing Authority for over 10 years. HACA Chief Operations Officer will now be the Executive Director of Brevard Housing Authority in a similar role that Gene Bell has been doing for 10 years. Nothing is changing as far as the overall agency responsibility for executive oversight of Brevard Housing Authority. The only thing changing is that David will serve as ED of Brevard instead of Gene.

Cindy McMahon made a motion, seconded by **Raynetta Waters**, to authorize approval of amendment to Inter-local Cooperation Contract with Brevard Housing Authority effective June 1, 2015.

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.

6. Consideration of approval of to change the Housing Authority of the City of Asheville Board Meetings to 5:00 pm effective June 2015.

Lewis Isaac stated that for the previous few meetings, the time was moved up to 5 pm, and the Board really liked that change and would like to make it permanent. The Work Session will be held at 4 pm, and the Regular Board Meeting will be held at 5 pm. Residents Council stated that they like this change.

Jennifer Pickering made a motion, seconded by **Cassandra Wells**, to authorize approval to change the time of the Board meetings.

The Board voted as follows:

AYE

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

NAY

Ms. Jennifer Pickering

The Chair declared the motion carried.

VII. Unfinished Business

None

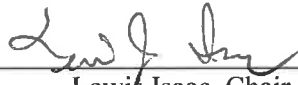
VIII. Other Business

Jennifer Pickering asked when we can expect a new Board Member. Terry Bellamy stated that the position will not close until June 3, 2015, and the Mayor will appoint after that.

Lewis Isaac stated that Cindy McMahon has been a wonderful asset to the Board Members, and he officially thanked her for everything.


IX. Adjournment

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



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary