

**Asheville Housing Authority  
Commission Meeting Minutes  
June 24, 2015**

**I. Work Session**

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

Open session: Jennifer Pickering would like a one-sheet info sheet for landlords in the community. Brandy Woodard, Director of the Housing Choice Voucher Program, said that they are working on outreach to landlords and creating a one-sheet for them would not be a problem. David Nash passed out copies of the Citizen Times article on the Residents' Council. Jennifer Pickering and Terry Bellamy discussed how Asheville Housing and LEAF can work with Residents' Council. David Nash gave an update on Lee Walker Heights. Asheville Housing submitted the RAD application today. Asheville Housing has had 2 resident workshops with the designers and architects where residents can express their wishes about how the new community and the individual apartments should look and feel. Asheville Housing and Mountain Housing Opportunities have taken Lee Walker residents on tours of other MHO properties, so that they can get a feel for the kind of work MHO produces.

**II. Regular Meeting - Call to order**

Vice Chair Wells called to order the regular meeting of the Board of Commissioners at **5:00 PM & June 24, 2015**, held at **HACA Central Office, 165 S French Broad Avenue, Asheville, NC 28801**. Brooke Smith conducted roll call. The following Commissioners were present: Vice Chair Cassandra Wells, Member Cindy McMahon, Member Raynetta Waters and Member Jennifer Pickering. Chair Lewis Isaac arrived a few minutes late due to another commitment.

**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 **May 27, 2015**.

**IV. Bills and Communications**

David Nash stated that Gene Bell is in Greensboro today meeting with HUD and VA officials to let them know what HACA has been doing for the last 5 years with the VASH Program and learning new initiatives to make the Program even more effective. National

Alliance to End Homelessness has invited David Nash to speak at their national conference in July about Asheville Housing's homeless preference model.

**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 Asheville Housing Vouchers occupancy submitted with the board package

**c) Income/Expense Report**

David Nash summarized the bottom line of the four key budgets submitted with the board package.

**d) Residents Council Report**

Kendra Latham, Sir Charles Gardner, Shavonda Harper, and Tima Jameson from the Residents' Council attended the meeting. Sir Charles stated that the Council is starting a program with 30 children and adults to pick up trash, attend literacy training, attend leadership training and attend interview training. The trash pickup contract is going well. So far, they have employed 2 full-time and 3 part-time employees. Shovanda Harper stated that the Circle Forward training that the Resident Council leadership have been doing is now being taken out to the developments.

**VI. New Business**

**1. Proclamation honoring the service of Board Member Cindy Henry McMahan.**

**Rayneeta Waters** made a motion, seconded by **Jennifer Pickering**, to approve proclamation honoring the service of Board Member Cindy Henry McMahan. Vice Chair Cassandra Wells read the proclamation for the record. A copy is attached.

The Board voted as follows:

AYE

NAY

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

The Vice Chair declared the motion carried.

**2. Consideration of approval of amendment to the Administrative Plan for the Housing Choice Voucher Program to provide for phase-in of the \$25 minimum rent over three years, effective back to December 1, 2014.**

Brandy Woodard stated that the minimum rent was increased to \$25. However, for the benefit of the tenants, Asheville Housing would like to implement this increase over the next 3 years, with the schedule of increases as follows: effective December 1, 2014, \$8 minimum rent; effective December 1, 2015, \$16 minimum rent; effective December 1, 2016, \$25 minimum rent.

**Jennifer Pickering** made a motion seconded by **Lewis Isaac**, to approve an amendment to the Administrative Plan for the Housing Choice Voucher Program to provide for phase-in of the \$25 minimum rent over three years, effective back to December 1, 2014.

The Board voted as follows:

AYE

NAY

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

The Vice Chair declared the motion carried.

**3. Consideration of approval of expanded payment standards for one-bedroom and efficiency apartments under the Housing Choice Voucher Program, effective July 1, 2015.**

David Nash stated that HUD allows housing authorities to set payment standards up to 10% above or below the HUD Fair Market Rent, and we would like to exercise that discretion to help participants looking for private market rentals. This in no way increases the amount of rent that tenants will pay and does not impact the contract rent for Asheville Housing's RAD units. It only increases the amount of money that landlords can receive from vouchers, which will hopefully increase tenants competitiveness for units in a tight market in Buncombe County.

**Cindy McMahan** made a motion, seconded by **Raynetta Waters**, to authorize approval of expanded payment standards for one-bedroom and efficiency apartments under the Housing Choice Voucher Program, effective July 1, 2015.

The Board voted as follows:

AYE

NAY

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

The Vice Chair declared the motion carried.

**4. Consideration of approval of 2015 Statement of Agreement with United Way for the Youthful HAND Program at Lee Walker Heights.**

David Nash stated that United Way awarded the Youthful HAND program a grant, and as part of the process of approval, United Way asks the Board to approve the contract.

**Lewis Isaac** made a motion, seconded by **Raynetta Waters**, to authorize approval of 2015 Statement of Agreement with United Way for the Youthful HAND Program at Lee Walker Heights.

The Board voted as follows:

AYE

NAY

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

The Vice Chair declared the motion carried.

**VII. Unfinished Business**

None

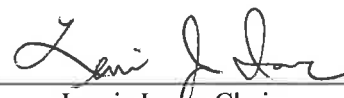
**VIII. Other Business**

Cassandra Wells stated that the Father's Day event at the Grant Center was a very nice event for the community. The event was sponsored by HACA, Asheville Parks and Recreation, Changing Together and Sparc Network.

Constance Proctor stated that on July 9<sup>th</sup>, Asheville Housing is hosting a third design meeting with residents, the architects and the design team. David Nash stated that when the flyer is completed, he will send it out to Board Members. He also thanked Connie Proctor for all of her hard work and dedication to the Lee Walker community and Asheville Housing overall.

**IX. Adjournment**

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

  
\_\_\_\_\_  
Lewis Isaac, Chair

ATTEST:

  
\_\_\_\_\_  
Gene Bell, Secretary

