

**Asheville Housing Authority
Commission Meeting Minutes
July 22, 2015**

I. Work Session

The work session was held at the Central Office at 4pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, and Member Raynetta Waters.

Open session: Gene Bell gave a presentation/update on the Eastview neighborhood. It is a former Public Housing development that was converted to a condominium neighborhood in the early 1990s under the HOPE I program. The condos were sold to former Public Housing residents. Now, the Housing Authority owns 3 condos in the neighborhood, and is selling one of the units to Asheville Housing employee, Bobby McNeill. Mr. McNeill meets the income requirements for the development and is a formerly homeless person who is now an experienced maintenance staff member.

Lewis Isaac asked about the status of the Spruce Hill loan. David Nash stated that the developers are in the process of getting all of the bond and loan documentation together. They have targeted a closing date in October.

David Nash gave an update on the Five-Year Plan. Minor updates and changes that were made from the original draft circulated after the Board retreat in March, to the numerical order of the goals and some semantics to line up with the City's and County's priorities. Nothing substantive was changed.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:02 PM & July 22, 2015**, held at **Bartlett Arms Apartments, 121 Bartlett Street, Asheville, NC 28801**. Brooke Smith conducted roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Raynetta Waters and Member Jennifer Pickering.

III. Approval of minutes from last meeting

Raynetta Waters made a motion, seconded by **Cassandra Wells**, to approve the minutes. The Commissioners unanimously approved the minutes of **June 24, 2015**.

IV. Bills and Communications

Gene Bell stated that the MHO group had to go to Greensboro today, so the presentation is going to take place at a future meeting.

Gene Bell asked Terry Bellamy to report on the Edington Center/Duke Energy relationship. Terry Bellamy stated that Asheville Housing was pleased to accept a check for \$42,000 from Duke Energy. A press conference was held earlier today, and WLOS, Citizen Times and other media outlets were there, as well as Raynetta Waters and Cassandra Wells. Everyone in attendance was given a tour and learned about Asheville Housing and programs offered by Asheville Housing and our partners.

Gene Bell stated that last month he attended a VASH seminar in Greensboro. Katelyn Mattox participated as a panel member representing the Housing Choice Voucher program at that event.

Gene Bell met with the Council of Independent Business Owners last week and had a conversation about housing. He asked that our residents be considered for employment. One of the largest employers at the meeting has 10-12 jobs and is going to meet with Gene Bell and Terry Bellamy to discuss having our residents interview.

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

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 Board Retreat

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

e) Residents Council Report

No comment

VI. New Business

1. **Public Hearing regarding, and authorization for the CEO to finalize and submit, the Asheville Housing Authority's Five-Year PHA Plan for 2015-2019.**

Public Hearing opened at 5:20 pm.

David Nash explained that they Five-Year PHA Plan is substantively the same as what has been presented at earlier meetings. These goals were developed in consultation with members of the Resident Council at the Board Retreat in March. The only changes that have been made are to the numerical order the goals are listed in and some semantics.

The changes were made to bring Asheville Housing's goals more closely in line with the City of Asheville and Buncombe County's affordable housing goals.

The floor was opened for public comment. No comments were received. Public Hearing closed at 5:23 pm

Cassandra Wells made a motion, seconded by **Jennifer Pickering**, to authorize the CEO to finalize and submit the Asheville Housing Authority's Five-Year PHA Plan for 2015-2019.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

2. Consideration of approval of revised replacement reserve projects and budgets for calendar year 2015.

David Nash stated that when Asheville Housing converted to RAD, there was a 20-year schedule of improvements developed to preserve the properties. This is Year 1 of the schedule. Some items have been deemed necessary to complete now and some have been moved back for further planning.

Raynetta Waters made a motion seconded by **Cassandra Wells**, to authorize approval of revised replacement reserve projects and budgets for calendar year 2015.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

3. Consideration of approval of the sale of Eastview Homes Unit 62 and authorization for the Chief Executive Officer to execute all necessary closing documents on behalf of Asheville Housing Authority.

Gene Bell stated that Asheville Housing owns 3 units in Eastview. The gentleman purchasing the unit is a Asheville Housing employee who meets the income guidelines, has worked diligently and been promoted twice. This is a big step for him, and a big part of Asheville Housing's mission to promote homeownership.

Jennifer Pickering made a motion, seconded by **Raynetta Waters**, to approve of the sale of Eastview Homes unit 62 and authorization for the Chief Executive Officer to execute all necessary closing documents on behalf of Asheville Housing Authority.

The Board voted as follows:

AYE

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

NAY

The Chair declared the motion carried.

VII. Unfinished Business

None

VIII. Other Business

Terry Bellamy stated that with the authorization of Gene Bell, the Residents Council started a program to employ 30 youth to take ownership of cleanliness in the developments. They are cleaning the grounds, setting up free libraries in each development, and meeting with different speakers about professional development.

Terry Bellamy also asked Board members, and everyone else in attendance, to save the date for Asheville Housing's 75th Anniversary on August 27th from 5-7 at the Edington Center.

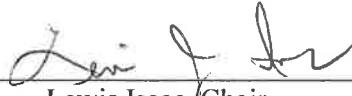
Jennifer Pickering asked when the new Board Member would be added. Gene explained that the official letter from the Mayor appointing the new Board Member was placed in the mail this week, so the new Member should be at the next Meeting.

IX. Public Comment

None


X. Adjournment

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



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary