



Asheville Housing Authority Commission Meeting Minutes

August 26, 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 Raynetta Waters and Member Jennifer Pickering.

Open session: David Nash stated that the majority of tenant-based voucher recipients, project-based voucher recipient, and wait list individuals are single individuals. The idea behind this amendment is to allow medium sized families to move into larger apartment sizes for the project-based vouchers, which will allow the pressure on one-bedrooms will be alleviated. Rents that are based on income will not change.

Lenell Wyche presented the Financial Report. For the month of July, HACA had 3 pay periods and was billed water and sewer, which impacted the budget. HAP payments are also decreasing each month. The real issue of the budget, however, is vacancies. We have staff that is focused on both of these issues to right them. The bottom line for the Housing Authority is still very positive, as RAD funding is still higher than Public Housing funding.

In Lee Walker Heights, we were not awarded an operating fund. HUD overfunded us in months past, so they did not pay us in July.

In HCVP, we received a \$1.6 million payment from HUD for June and July, so they are not paying us for August and September.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:01 PM & August 26, 2015**, held at **HACA 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 Raynetta Waters and Member Jennifer Pickering.

III. Approval of minutes from last meeting

Jennifer Pickering made a motion, seconded by **Raynetta Waters**, to approve the minutes. The Commissioners unanimously approved the minutes of **July 22, 2015**.

IV. Bills and Communications

Gene Bell stated that new Board Member, Jim Canavan, has been formally appointed to the Board, but has several other commitments that were scheduled, so he unfortunately could not attend tonight's Meeting. He will join us to tomorrow for the 75th Anniversary celebration. We are all excited to welcome him to the Board.

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) Demographic Report

David Nash presented the report on the homeless population that is housed by the Housing Authority. Since the collaboration started in earnest in 2008, HACA has housed 800 chronically homeless individuals. 85% of those folks have been successful, in that they have not been evicted. Some have moved, but we are still housing over 500 formerly homeless individuals.

e) Residents Council Report

No comment

VI. New Business

1. **Consideration of approval of amendment to the Housing Choice Voucher Administrative Plan, Chapter 5, regarding subsidy standards (unit size assignments) for project-based voucher developments.**

David Nash stated that the Amendment was posted over 30 days ago, and has received no comment. The impetus is to relieve the stress on the one bedroom units and move families into the larger bedroom apartments that are vacant. We ran the idea past HUD, and they said it was reasonable. It will cut down on the number of transfers that we have to do and help get our vacancies back down.

Raynetta Waters made a motion, seconded by **Jennifer Pickering**, to authorize approval of amendment to the Housing Choice Voucher Administrative Plan, Chapter 5, regarding subsidy standards (unit size assignments) for project-based voucher developments.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

VII. Unfinished Business

None

VIII. Other Business

Public Comment: HL Carlisle, 15 Woodfin Street, is having issues with some neighbors and would like to address the Board. He has a list of drug traffickers that live in his building. He has been robbed and burglarized. It would be nice to have effective law enforcement. Drugs are a big problem. Most of the folks who live in Housing are nice folks, but they are afraid of the people who sell drugs. He passed out a written statement to the Board Members.

Jennifer Pickering asked when things happen, what is the process for residents to report? David Nash stated that there is an officer assigned to Woodfin and Altamont who the residents report issues to and he/she investigates. We have had arrests and evictions as a result of the process.

Lewis Isaac stated that the Board will review his information with the HACA staff.

IX. Adjournment

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



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary