



Asheville Housing Authority Commission Meeting Minutes September 23, 2015

I. Work Session

The work session was held at the Central Office at 5pm. The following Commissioners were present: Chair Lewis Isaac, Member Raynetta Waters, Member Jennifer Pickering, and Member James Canavan.

Open session: David Nash presented the financial report. The first four budgets are the four RAD property groups. The Central Asheville properties are the high rise properties: Aston, Bartlett and Altamont. This group is doing well. The Southside properties are Erskine, Walton and Livingston. They are showing a loss year-to-date, but there are still some revenue reconciliations to be done. The West Asheville properties are Deaverview and Pisgah View. They have had a lot of vacancies and transfers, so their bottom line is not where it should be, but the key focus this fall will be reducing unit turnaround times and maximizing occupancy. The North Asheville properties are Hillcrest, Klondyke and the units dispersed throughout the city. Their situation is similar to West Asheville. One of the reasons that revenue is down is because the Section 8 money did not start to flow until Jan, but we converted in December. In order to make up some of that difference, the Central Office (COCC), which is doing well year to date, is going to distribute some funds back to the properties. The budget also allows for funds from the properties to repay the portion of the Siemens loan that COCC paid off. That is a flexible item in the budget that can be adjusted if necessary.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:03 pm**, held at **Lee Walker Heights**. Brooke Smith conducted roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Raynetta Waters, Member Jennifer Pickering, and Member James Canavan.

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 **August 26, 2015**.

IV. Bills and Communications

Gene Bell stated that he would like to recognize Board Vice Chair Cassandra Wells, for her new position as an Assistant Teacher with the Asheville City Schools.

David Nash reported that Gene Bell was elected Monday as the president of the North Carolina Housing Authority Directors Association.

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

No comment

VI. New Business

1. Update on Lee Walker Heights redevelopment planning (no action required).

David Nash recognized the resident committee that has been working with HACA on the Lee Walker Heights redevelopment planning.

Scott Dedman from Mountain Housing Opportunities (MHO), which is serving as HACA's co-developer on the project, stated that they very much appreciate being brought into this project. He introduced Cindy Weeks, MHO Vice President. Cindy reported that MHO applied to Wells Fargo Bank for a \$100,000 grant to help fund this planning process, and those funds were just awarded last week. There will be an official presentation of the funds sometime in November.

Geoffrey Barton, the MHO staff architect who is coordinating the designers work in the planning process gave the presentation. Geoffrey stated that the process began in the spring. MHO, HACA and the design team have been meeting with residents on a regular basis since that time. Lee Walker Heights is 11.5 acres. We are also hopeful about the possibility of acquiring the old Matthews Ford parcel, which is an additional 5.5 acres.

The original plan looks significantly different than the plan that is currently in place as a result of resident meetings. All Lee Walker Heights residents living here at the time of the relocation will be invited back to live in the new development. The master plan is being developed and will be rolled out to the residents and the City this fall.

Crystal Reed, resident committee member, stated that she feels very proud to be a part of this process and is thankful to the Housing Authority and MHO for allowing residents to have a voice in this process.

VII. Unfinished Business

None

VIII. Other Business


David Nash stated that as a result of the public comment from a resident at the last meeting, HACA staff had a meeting with the Asheville Police Department, and APD has done several site visits to that development. An ongoing investigation is underway.

Lewis Isaac introduced the new Board Member, James Canavan.

The Board Members introduced themselves to all staff and residents. David Nash introduced Constance Proctor, Lee Walker Heights manager. He also introduced Elinor Earle, Youthful HAND director.

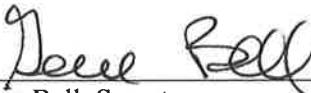
IX. Adjournment

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



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary