



**Asheville Housing Authority
Commission Meeting Minutes
January 27, 2016**

I. Work Session

The work session was held at the Central Office at 4:00 pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Raynetta Waters, Member Jennifer Pickering, and Member James Canavan.

Open session: The Housing Authority agreed last year to serve as the bond issuer for tax exempt bonds that will be used to purchase and renovate Spruce Hill Apartments. The Housing Authority does not manage Spruce Hill. HACA issues the bonds and they are paid back by the property from its operational revenues. HACA will probably receive an allocation of special vouchers for residents at Spruce Hill who will not meet the income guidelines for the property after the renovation is complete. The developer has established a relocation plan and will be required to assist those residents with housing search and relocation expenses.

Lenell Wyche presented the financial reports for September 2015 and December 2015. FY 2015 has been closed internally, and the September 2015 reflects unaudited numbers. For the Year to Date, all the properties are tracking on budget.

Djuana Swann stated that the owner of Eastview Unit 54 received an offer. When that happens, the Housing Authority has to verify that prospective buyer meets income requirements. Based on her 2014 tax returns, the potential buyer is \$600 over income. However, she is elderly and low income. Staff recommends that the Board not exercise the right of first refusal in this case and let the prospective buyer move forward with the purchase of this unit. There was general agreement not to exercise the right of first refusal and allow the sale to proceed.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:11 pm on January 27, 2016**, held at **Deaverview Apartments, 275 Deaverview Road, Asheville, NC 28806**. Brooke Smith conducted roll call. The following Commissioners were present: Chair Lewis Isaac, Member Raynetta Waters, Member Jennifer Pickering, and Member James Canavan.

III. Approval of minutes from last meeting

James Canavan made a motion, seconded by **Raynetta Waters**, to approve the minutes. The Commissioners unanimously approved the minutes of **December 16, 2015**.

IV. Bills and Communications

Gene Bell stated that the Housing Authority had staff out working from Friday morning to Sunday clearing sidewalks and entrances to ensure the safety of residents and visitors during the recent winter weather.

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) Residents Council Report

Shavonda Harper presented the Residents Council Report. The Council has some upcoming entrepreneurship trainings for residents. The trainings will take place at the Edington Center. The Mountain Express just did an interview with the Residents Council on their Circle Forward training. The Council is going to do the training again and hopes for more participation. The NC Vote Democracy has approached the Council to work with them to help get residents registered to vote. The LEAF Southside Drummers will be in the Asheville Mardi Gras parade on Sunday, February 7, 2016.

VI. New Business

1. Approval of Resolution 2016-2 Authorizing the Issuance and Sale of Multifamily Housing Revenue Bonds (Spruce Hill Apartments), Series 2016.

David Nash stated that Spruce Hill Apartments was approaching expiration of its contract with HUD. A developer in Seattle approached the current owner to purchase it. The developer then approached the Housing Authority to issue bonds to support the acquisition and renovation of the property. The bonds will be issued by HACA and repaid by the new owner from the permanent financing for the property. This resolution is the final approval for the issuance of the bonds.

Raynetta Waters made a motion, seconded by **Jennifer Pickering**, to authorize approval of Resolution 2016-2 Authorizing the Issuance and Sale of Multifamily Housing Revenue Bonds (Spruce Hill Apartments), Series 2016.

The Board voted as follows:

AYE

NAY

Mr. Lewis Isaac
Ms. Raynetta Waters
Ms. Jennifer Pickering
Mr. James Canavan

The Chair declared the motion carried.

2. Approval of revised utility allowances for the Housing Choice Voucher Program effective February 1, 2016.

Brandy Woodard stated that this is the annual review that HACA does every year. Overall, things are holding fairly even, but the oil and natural gas prices dropped, so the allowances decreased a little. The prices are only evaluated once each year. HACA's utility allowances are generally fairly generous.

James Canavan made a motion seconded by **Raynetta Waters**, to authorize approval of revised utility allowances for the Housing Choice Voucher Program effective February 1, 2016.

The Board voted as follows:

AYE

NAY

Mr. Lewis Isaac
Ms. Raynetta Waters
Ms. Jennifer Pickering
Mr. James Canavan

The Chair declared the motion carried.

3. Approval of unit size reconfiguration and revised contract rents for Pisgah View and Deaverview Apartments, to increase the availability of one bedroom units and help meet the needs of applicants on the waiting list.

David Nash stated that HACA asked HUD in the Fall of 2015 to allow us to treat all of the 2 bedroom units as 1 bedrooms, 3 bedrooms as 2 bedrooms, 4 bedrooms as 3 bedrooms and 5 bedrooms as 4 bedrooms in these two properties. The effect of this adds roughly 194 one bedroom units to our inventory, and at the time of this request, we had over 1000 people on the one bedroom waitlist and less than 300 on the waiting list for smaller bedroom sizes. This change will also largely eliminate further need to transfer people to get them to get them in the correct unit size in these two units. There is no noticeable difference for most residents. This is going to simply help the one bedroom wait list move more quickly as vacancies come open.

Jennifer Pickering made a motion, seconded by **James Canavan**, to authorize approval of unit size reconfiguration and revised contract rents for Pisgah View and Deaverview Apartments, to increase the availability of one bedroom units and help meet the needs of applicants on the waiting list.

The Board voted as follows:

AYE

NAY

Mr. Lewis Isaac
Ms. Raynetta Waters
Ms. Jennifer Pickering
Mr. James Canavan

The Chair declared the motion carried.

VII. Unfinished Business

None

VIII. Public Comment

Elaine Edwards, Bartlett Arms resident, stated that there are some issues that are problems for the residents. There are bricks on the path in the front of the building that are not level and are shifting and are causing safety issues. The washers and dryers are not working. The gate is not working properly.

A resident of Deaverview stated that the gutter in front of his door needs to be fixed. Tammy Mohamed and Gene Bell stated that it will be fixed immediately.

Tammy Mohamed thanked LEAF for providing dance classes to children in Deaverview this school year, including homework time with the children after the classes.

IX. Adjournment

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



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary