



## Asheville Housing Authority Commission Meeting Minutes April 27, 2016

### 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, Member Jennifer Pickering, and Member James Canavan.

Open session: Gene Bell stated that City Council approved the \$4,2 million request for the Lee Walker Heights redevelopment project yesterday, which was the first large hurdle HACA needed to overcome in order to move forward. Part of the deal last night is that Duke Energy is going to provide an easement and let the Housing Authority put dirt on their property and give the City the option to purchase the property, conditioned on final approval of an ordinance regarding substations.

Gene Bell and David Nash explained the first Agenda item, which states that Gene Bell and Lewis Isaac will be able to sign all the appropriate paperwork regarding the Lee Walker Heights project in between Board Meetings. They will, of course, present to the Board all pertinent and important information that transpires between Meetings.

The NC Housing Finance Agency requires that a resolution be attached to the Housing Authority's tax credit application that states that HACA and the developer, Mountain Housing Opportunities, are willing to defer part of the developer fee for the project until a later date. The Housing Authority is asking that the Board approve this resolution, since HACA is splitting the developer fee with Mountain Housing Opportunities.

Jennifer Pickering wants to confirm that the information is being given to Lee Walker Heights residents. David Nash stated that HACA is working with residents at every step of the way.

Closed session: Please see separate minutes for **April 27, 2016** closed session.

### II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:02 pm on April 27, 2016**, 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, 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 **March 23, 2016**.

### **IV. Bills and Communications**

Gene Bell stated that in the March meeting, he forgot to recognize Brooke Smith for planning the NCHADA Meeting in February. He thanked Brooke for all the work she put into that effort, which turned out to be a very successful meeting and training event.

### **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**

No comment

### **VI. New Business**

- 1. Authorization for the CEO and Board Chair to execute all necessary documents for a final application for Low Income Housing Tax Credits and to commit RAD project-based vouchers and deferred loan funding to the Lee Walker Heights redevelopment project from City of Asheville funds and other available HACA and RAD conversion resources.**

Gene Bell stated that the Housing Authority has multiple funding sources for the Lee Walker Heights project. The tax credit application is due on May 13 and there are various commitments that need to be made by HACA in connection with that application. He requests the Board to authorize the Chairman and CEO to execute documents confirming those commitments, within the parameters discussed in the work session.

**James Canavan** made a motion, seconded by **Raynetta Waters**, to authorize the CEO and Board Chair to execute all necessary documents for a final application for Low Income Housing Tax Credits and to commit RAD project-based vouchers and deferred loan funding to the Lee Walker Heights redevelopment project from City of Asheville funds and other available HACA and RAD conversion resources.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

**2. Consideration of approval of Resolution No. 2016-3, authorizing partial deferral of the development fee if necessary for the Lee Walker Heights redevelopment project.**

David Nash stated that this is part of the package that has to be submitted to the North Carolina Housing Finance Agency, which says that the Housing Authority is willing to accept up to half of the developer fee at a later date, to be paid out by the project over time.

**James Canavan** made a motion seconded by **Cassandra Wells**, to authorize approval of Resolution No. 2016-3, authorizing partial deferral of the development fee if necessary for the Lee Walker Heights redevelopment project.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

**3. Consideration of approval of the 2016 Replacement Reserve Budget.**

Jayden Gurney presented the Replacement Reserve Budget, which includes a list of the property improvements that need to be completed this year. Jayden Gurney and Pat Hammonds worked with each of the Site Managers to get an accurate view of what needs to be done at each Site.

**Cassandra Wells** made a motion, seconded by **Jennifer Pickering**, to authorize approval of the 2016 Replacement Reserve Budget.

The Board voted as follows:

AYE

NAY

Mr. Lewis Isaac

Ms. Cassandra Wells  
Ms. Raynetta Waters  
Ms. Jennifer Pickering  
Mr. James Canavan

The Chair declared the motion carried.

**VII. Unfinished Business**

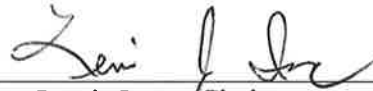
None

**VIII. Public Comment**

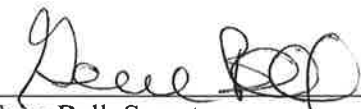
Lewis Isaac wants to express his appreciation to the staff for being on the cutting edge of what is going on in the affordable housing industry.

**IX. Adjournment**

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

  
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Lewis Isaac, Chair

ATTEST:

  
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Gene Bell, Secretary

