

**Asheville Housing Authority
Commission Meeting Minutes
November 16, 2016**

I. Work Session

The work session was held at the Central Office at 4:12 pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Jennifer Pickering, Member Raynetta Waters, and Member James Canavan.

Gene Bell discussed issues with city transportation schedules, which impact residents. The main bus routes end service at 6:30 pm, however most jobs that our residents have extend beyond this time, for instance job within the retail industry. Gene stated that he has offered assistance with the issue and possibly provide transportation, however he received no response.

Chair Lewis Isaac reviewed the budget being presented by Shaomin Li. Shaomin provided clarification regarding the red light/green light notations. Shaomin stated that if the Central Office Cost Center (COCC) is still in the negative at the end of December, we will dip into the reserves. Shaomin stated that \$2 million dollars would be transferred from Asheville Terrace to HACA surplus cash reserves. David Nash reminded the board members that they authorized using COCC reserves to replace part of the Edington Center roof last fall, and that is the source of cost overrun.

Chair Lewis Isaac asked for an update on Lee Walker Heights. David Nash stated that they would be attending a meeting tomorrow with the county to discuss. He shared that we have \$4.2 million dollars dedicated to the project by the city. We will ask the county to match that number, and HACA will contribute to the cost from property revenues and reserves. The rest of the overall \$32 million cost will come from the 4% tax credit program and a first mortgage on the new property. Currently, there are 68 families living in Lee Walker Heights. David stated that the RAD process has slowed down a bit in Washington, DC again due to heavy demands on HUD staff members time. Gene Bell shared that HACA will work to gradually move residents into Lee Walker.

Chair Lewis Isaac inquired when Duke Energy would locate substations. David responded that there had been no news. He stated that negotiations are in process; it's a slow process. This results of negotiations could mean that we cut units from 212 to 199, if we don't get the new main entrance from Biltmore Avenue.

Chair Lewis Isaac asked when the city would work on the River Arts District transportation issues. The board agrees that there is a need for a cross walk from the

bottom steps of Livingston Apartments across to Green's Minimart, as well as a well designated cross walk between Livingston Apartments to the Edington Center.

David Nash provided an update from the previous board meeting concerning the board's approval to finance a unit in Eastview. David stated that it makes more sense for HACA to purchase and then offer seller financing, so we will acquire the property from the estate and sell it to the employee/resident.

David Nash introduced this week's main agenda item. David stated that 40% of issued tenant-based vouchers are being returned because participants are having difficulty finding housing options that will accept the vouchers. For this reason, HACA will seek HUD approval to use the 50th percentile Fair Market Rents and establish success rate payment standards under 24 CFR 982.503(e).

The work session adjourned at 4:49 pm.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:05 pm on November 16, 2016**, held at **Bartlett Arms, 121 Bartlett Street, Asheville, NC 28801**. Teresa Jenkins 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

David Nash stated there should be a correction to the October minutes. The comment in the previous minutes about not receiving comments from the Residents Council regarding the 5-year plan. They did request a meeting and we have arranged to do that next week, so the minutes will reflect that change.

Jennifer Pickering made a motion to approve with that update, seconded by **Raynetta Waters**, to approve the minutes. The Commissioners unanimously approved the minutes of **October 26, 2016** with updates.

IV. Bills and Communications

Gene Bell presented on the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO), held at the Grove Park Inn last week. This year SERC recognized Read 2 Succeed, founded by the late Isaac Coleman, for their work in our community. As part of the SERC Cares initiative, participants were asked to donate funds, and Read 2 Succeed received total donations of \$1800.

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**

Noele Tackett reported monthly Asheville Housing Vouchers occupancy submitted with the board package.

c) **Income/Expense Report**

Shaomin Li summarized the bottom line of the four key budgets submitted with the board package.

d) **Family Self-Sufficiency Report**

David Nash reported the monthly Family Self-Sufficiency participation submitted with the board package. David shared that approximately \$10,000 had been paid out to participants who successfully completed the FSS program last month.

e) **Residents Council Report**

Shavonda Harper announced that the 3rd Annual Thanksgiving dinner would be held on Tuesday, November 22nd from 5:00 pm to 7:00 pm at the Edington Center. This event was being sponsored by the Residents Council, Asheville Housing Authority, Green Opportunities, and area churches. Shuvonda shared that they have many volunteers for the event including the Mayor, Council Members, Board of Commissioners, and Asheville Police Department, which will assist with serving during the event. This event is free to the public.

The Residents Council is taking requests from residents for Toys for Tots. The deadline for the requests is December 2nd; must have the information to Toys for Tots by December 6th. There will be an event held on December 18th for picking up the toys. The Residents Council will make sure that the toys are delivered to the developments. The Residents Council recognized Pisgah View for distributing their Toys for Tots forms with their food distribution.

Bartlett Arms will be hosting a Thanksgiving dinner on November 22nd at 3:00 pm for their residents as well.

New Business

1. **Approval of revised payment standards to improve the leasing success rate for tenant-based voucher participants, subject to HUD approval to use 50th Percentile Fair Market Rents and establish success rate payment standards under 24 CFR 982.503(e).**

David Nash stated that 40% of issued vouchers are being returned because participants are having a difficult time finding a landlord to accept the voucher. HUD market standards are low, so we want to request HUD approval to move from 40th

percentile of area rents to 50th percentile, which will allow us to pay more toward rent. If the Board and HUD approve, this change will be effective January 1st, 2017.

James Canavan made a motion, seconded by **Cassandra Wells**, to authorize approval of revised payment standards to improve the leasing success rate for tenant-based voucher participants, subject to HUD approval to use 50th percentile Fair Market Rents and establish success rate payment standards under 24 CFR 982.503(e).

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


No unfinished business.

VIII. Public Comment

No comments.

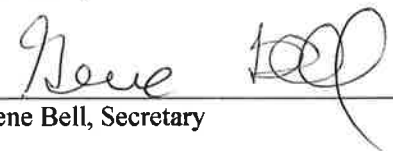
IX. Adjournment

There being no further business to come before the Board, the meeting adjourned at 5:29 pm.



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary