



Asheville Housing Authority Commission Meeting Minutes August 24, 2016

I. Work Session

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

Open session: Gene Bell discussed Agenda Item 1, and he stated that the intergovernmental Memorandum of Agreement between the Housing Authority and the Asheville Police Department, which provides designated officers for Housing Authority neighborhoods was executed in 2012 under former Chief Anderson. This initiative was brought about as a result of the community asking for more community policing initiatives. It has worked well, and both the Housing Authority and the Asheville Police Department anticipate it continuing to work well. The Housing Authority has provided the nine Public Housing Officers with an office in the basement of Aston Towers, but they work in each development. Each development has an officer who works in the neighborhood and holds community meetings with residents.

David Nash presented Agenda Item 2. One of the benefits of RAD is that the Housing Authority is allowed to adjust the contract rents, which is not the tenant rent, annually based on the Operating Cost Adjustment Factor approved by HUD. Rather than the fluctuations we saw based on appropriations under the public housing program, this allows a predictable annual funding stream starting with our 2012 funding amounts, increasing each year by the inflation adjustment. The tenant rents are still calculated by the tenant's income. This year, the contract rent amounts for the Housing Authority increased by 2.5%. The only tenants who will see an increase in their rent amounts due to this increase are those tenants who earn enough income to be paying the full contract rent, with no subsidy.

Gene Bell presented Agenda Item 3. The Housing Authority is planning to move ahead with the conversion of Lee Walker Heights to the RAD Program. This will allow all of the Housing Authority's properties to operate under the same set of rules and policies. After the conversion is complete, we will apply again for the major funding needed to recapitalize and redevelop the property.

Closed Session to consider a personnel matter at 4:14 pm: Please see separate minutes for **August 24, 2016** closed session.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:10 pm: & August 24, 2016**, held at **Hillcrest Apartments, 100 Atkinson Street, 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

James Canavan made a motion, seconded by **Raynetta Waters**, to approve the minutes. The Commissioners unanimously approved the minutes of **July 27, 2016**.

IV. Bills and Communications

Gene Bell stated that the Asheville Housing Authority worked to do a back to school supply drive. Terry Bellamy stated that 342 backpacks have been filled with school supplies and delivered to students living in HACA neighborhoods. The Housing Authority would like to thank Eblen, Tiger Bay Café, and Pine Grove Missionary Baptist Church.

The Asheville Buncombe Youth Soccer Association (ABYSA) donated 2 soccer goals to Lee Walker Heights for the children to use. Asheville Middle School donated the bleachers and four glass basketball backboards from the old Middle School gym to the Housing Authority. The bleachers have already been installed in the Edington Center gym, and the Housing Authority will have the backboards installed soon. The Housing Authority is very appreciative of these donations.

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

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

d) Family Self-Sufficiency Report

Katelyn Mattox reported the monthly Family Self-Sufficiency participation submitted with the board package. Rebecca Brothers, FSS Advisor, reported on 2016 Exploring Summer Fest. HUD awarded the Housing Authority participation in this summer camp experience for school aged children, and through partnerships with My Daddy Taught Me

That other local agencies, the Housing Authority sent several children to overnight camp in West Virginia.

e) Residents Council Report

Gene Bell stated that the Residents Council is in Myrtle Beach for Residents Council training.

VI. New Business

1. Authorization for the CEO to execute an Amendment to the Asheville Housing Unit Police Intergovernmental Memorandum of Agreement, to clarify and extend the term of the MOA.

Gene Bell stated that in 2012, HACA signed an agreement with APD to have community policing. As a result of that, 9 officers have been designated to work solely in HACA. Management is asking to continue agreement.

Jennifer Pickering asked that in the current state of Asheville is there a really good conversation with the new chief and HACA to improve police and community relations. Gene Bell stated that he has been participating in a task force that is reviewing use of force policies.

James Canavan made a motion, seconded by **Raynetta Waters**, to authorize the CEO to execute an Amendment to the Asheville Housing Unit Police Intergovernmental Memorandum of Agreement, to clarify and extend the term of the MOA.

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. Approval of Operating Cost Adjustment Factor increases for RAD development contract rents, effective December 1, 2016.

David Nash stated that part of the method of converting to RAD instead of relying on Congress to set rents, we are allowed to use HUD contract rents. HUD published an increase of 2.5% for our annual renewal date of December 1, 2016. This is not tenant rent, which will still be based on tenant income. This is the amount that HACA is able to charge for the unit, including both tenant rent and the HUD housing assistance payment.

Jennifer Pickering made a motion seconded by **Cassandra Wells**, to authorize approval of Operating Cost Adjustment Factor increases for RAD development contract rents, effective December 1, 2016.

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. Authorization for the CEO to proceed with a No-Debt RAD Conversion of Lee Walker Heights and apply for redevelopment funding in the future years.

Gene Bell stated that HACA did not receive the 9% tax credit allocation from NC Housing Finance Agency. It is not unusual for that funding not to be awarded in the first year of application, but to be awarded after a second or third attempt. We still want to move forward with converting LWH to RAD, so that all properties will be under the same rules and funding mechanism.

Cassandra Wells asked about the costs to move people back in. David Nash stated that this is a cost the Housing Authority is prepared for and vacant unit turnarounds will begin soon after the HUD inspection scheduled for October 12.

Raynetta Waters made a motion, seconded by **Cassandra Wells**, to authorize the CEO to proceed with a No-Debt RAD Conversion of Lee Walker Heights and apply for redevelopment funding in the future years.

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.

4. Approval of Amended 2016 Board Meeting Schedule.

Due to schedules of Board Members and staff, the Board Meeting for September needs to be cancelled. October's Meeting will take place in Klondyke to ensure that the meeting is held in that neighborhood.

Jennifer Pickering made a motion, seconded by **Cassandra Wells**, to authorize approval of Amended 2016 Board Meeting Schedule.

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.

5. Consideration of approval to add Asheville Housing Authority Board of Commissioners Resolution 2016-4 to the Agenda.

James Canavan made a motion, seconded by **Cassandra Wells**, to authorize approval to add Resolution 2016-4 to the Agenda.

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.

6. Consideration of approval of Asheville Housing Authority Board of Commissioners Resolution 2016-4, resolution giving Asheville-Buncombe Community Christian Ministry, Inc. preliminary approval of issuance to multifamily housing revenue bonds to finance the acquisition, construction and equipping of an affordable housing development.

Giving preliminary approval to assist ABCCM in getting the finances together for a new apartment building for veterans. HACA will not be providing money for the development, though there will possibly be some Section 8 tenants who choose to live there. This is just the preliminary authorization indicating our willingness to issue bonds, like the Housing Authority did with Spruce Hill. It doesn't bind the Housing Authority to anything.

James Canavan made a motion, seconded by **Raynetta Waters**, to authorize approval of Asheville Housing Authority Board of Commissioners Resolution 2016-4, resolution giving Asheville-Buncombe Community Christian Ministry, Inc. preliminary approval of issuance to multifamily housing revenue bonds to finance the acquisition, construction and equipping of an affordable housing development.

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

Katelyn Mattox introduced the newest FSS Advisor, Eric Robinson. He has been a HACA employee for several years, but has just shifted from maintenance into this new position. Gene Bell thanked the entire maintenance staff for all of their hard work and diligence.

VIII. Public Comment

Lewis Isaac stated that we are disappointed that we didn't receive LWH funding, but want to still move forward.

IX. Adjournment

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



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary