



# Asheville Housing . . . WORKS!

Asheville Housing Authority Newsletter • March 2017

## Our Core Values:

- Compassion
- Equity
- Fairness
- Integrity
- Openness
- Patience and Respect

## Contact Numbers

### Altamont Apartments

(828) 225-1948

### Aston Park Apartments

(828) 239-3545

### Bartlett Arms Apartments

(828) 225-1948

### Deaverview Apartments

(828) 257-2670

### Hillcrest Apartments

(828) 257-2666

### Klondyke Apartments

(828) 257-2677

### Lee Walker Apartments

(828) 257-2668

### Pisgah View Apartments

(828) 257-2664

### Southside Apartments

(828) 257-2673

### Woodfin Apartments

(828) 239-3545

### Administrative Offices

165 South French Broad Ave.

Asheville, NC 28801

Phone: (828) 258-1222

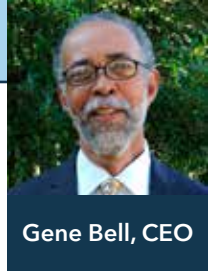
Fax: (828) 254-2276

[www.haca.org](http://www.haca.org)

[www.facebook.com/AVLHA/](http://www.facebook.com/AVLHA/)

[@AvlHousingAuth](https://twitter.com/AvlHousingAuth)

## Letter from Our CEO



Gene Bell, CEO

As we begin 2017, I am asking you to take a moment to reflect on what you want to accomplish this year. Recently, our staff took the time to think about what we want to achieve by the end of the year that will assist Asheville Housing Authority in becoming designated as a high performing organization by the Department of Housing and Urban Development as well as assist in providing improved efficient and effective services to the residents who live within each of the Asheville Housing Authority's developments. We are dedicated to:

- Completing the full inventory conversion of our last few public housing units to more secure long term funding under the RAD program; securing local funding and other financing commitments for a 4% Low Income Housing Tax Credit project at Lee Walker Heights.
- Continuing to help Asheville/Buncombe identify and implement housing strategies to reduce the shortage of affordable housing.
- Housing our 1,200th homeless person/family in collaboration with Housing Initiative Advisory Committee agencies.
- Continuing to improve quality and efficiency of operations. As we complete conversion to a 100% Housing Choice Voucher (Section 8) agency, regain HUD High Performer status in that program.

In addition to the items above, Asheville Housing is working diligently to assist residents with identifying the skills, education, and/or training needed to become self-sufficient through the Family Self-Sufficiency (FSS) program. Additionally, more FSS Advisors have been added to the staff in order to assist residents. The FSS Advisors recently presented an update on the program during an Asheville City Council meeting. They highlighted the success stories of two families who were once residents of Asheville Housing who are now homeowners. Last year, a total of eight families were able to become homeowners with FSS Advisors' assistance. Asheville Housing's FSS Advisors want to help you to become a homeowner, if that is your goal. For more information about the FSS program and their services call 828-258-1222.

Warmest regards,  
Gene O. Bell  
CEO

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The mission is to provide safe, quality, and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-sufficiency and economic independence. In 2016, the Asheville Housing Authority and Brevard Housing Authority's staff and Board of Commission was able to achieve the following:



### 2016 BY THE NUMBERS

**73% of AHA Employees Contributed to United Way**

**2,546 Re-certifications**

**City of Asheville Commits \$4.2 Million for Lee Walker**

**Average Unit Turnaround Time Down to**  
• Asheville: 20 Days  
• Brevard: 16.5 Days

**Moved In 236 New Families**

**Leased 221 New Tenant-based Voucher Units**

**Helped 8 Families Achieve Homeownership**

**1,000th Homeless Person Placed**

**17% Increase in Allowed Rental Amounts for Voucher Participants**

**75 employees contributed to the United Way** - that's 73% of all regular employees. Of those who gave, 85% made a Fair Share contribution.

**The Asheville voucher team completed 2,546 re-certifications and 2,673 inspections.** They also learned and implemented the enhanced voucher program to assist families at Spruce Hill Apartments maintain affordability after their property was sold to a new owner.

Completed a two year, resident-centered planning process with the publication of a **Master Plan for redevelopment of Lee Walker Heights**, a project that will significantly expand affordable housing opportunities in the rapidly developing South Slope neighborhood of downtown Asheville.

Achieved a commitment of **\$4.2 million from the City of Asheville** for the Lee Walker project and, in **partnership with Mountain Housing Opportunities**, completed our first application for Low Income Housing Tax Credits, which, though unsuccessful, will serve as a strong foundation for improvement and success in future years.

Asheville management and maintenance teams reduced average unit turnaround time by 19%, from 24.6 to 20 days per unit. **They completed 307 move-ins and transfers.**

The Brevard team reduced average unit turnaround time by 36%, from 26 to 16.5 days per unit. **They moved in 28 new families, and processed 113 applications.**

**Resident Selection received 1,821 applications and processed 1,523.**



### 2016 ACHIEVEMENTS

#### Collaborators & Partners

- Appalachian Mountain Community Health Centers
- Homeward Bound
- Buncombe County
- Asheville Police Department
- City of Asheville
- Mountain Housing Opportunities
- VA
- My Community Matters
- Youthful Hand

#### Award

- Griffin Award

#### Rehab & Preservation

- Spruce Hill Apartments
- Altamont Apartments
- Woodfin Apartments
- Edington Center
- Lee Walker Heights

Issued bonds to finance acquisition and rehab of **Spruce Hill Apartments**, preserving and expanding affordable rental opportunities for families earning less than 60% of area median income - including successful advocacy with the new owner to ensure current residents' relocation/return rights and benefits.

Received a **Griffin Award** from the Asheville/Buncombe Preservation Society for historic preservation work on the terra cotta cornice and brick exterior of **Altamont Apartments**.

Collaborated with **Appalachian Mountain Community Health Centers** to provide office and clinic space and expand opportunities for Asheville Housing residents to access a "medical home," improve health outcomes, and minimize costly emergency room visits.

Converted **Woodfin Apartments** to hard-to-house permanent supportive housing with on-site security and case management, in collaboration with **Homeward Bound** and **Buncombe County**.

Accounting paid more than 17,900 invoices to vendors and processed 3,380 paychecks for employees.

Partnered with **Buncombe County** on a beautiful **new gym floor at the Edington Center** and **dedicated it as the Garry Briggs Court** in honor of the late coach and mentor to Asheville's youth.

Renewed contract with the **Asheville Police Department** for a nine-officer housing unit, to enhance **community policing** and law enforcement in our communities.

Increased **outreach and awareness** to the community through Asheville Housing Works radio program on **WRES-LP**, newsletter and social media.

**WRES-FM 100.7**  
*"Asheville Housing Works"*  
with Terry Bellamy  
T, Th 11:30am





### 2016 ACHIEVEMENTS

#### Expanded Collaborations

- ABIPA
- LEAF Schools and Streets
- Delta House
- Read2Succeed
- My Daddy Taught Me That
- Parent U
- Children First/Communities in Schools
- Hillcrest Enrichment Program
- Youthful Hand

#### Installed New Appliances

- Deaverview
- Pisgah View
- Altamont Apartments
- Bartlett
- Aston Tower



**Housing Opportunities:** Moved 236 new families into **affordable project-based apartments**; leased 221 new **tenant-based voucher** units; helped eight low-income families achieve **homeownership**.

Placed Asheville Housing's **1,000th homeless person** since preferences and outreach were updated in 2010, in collaboration with Homeward Bound, the VA, and other local agencies.

Contracted with the **Residents Council of Asheville Housing Authority**, to employ additional residents in unit cleanout and trash removal services; assisted with funding and support for **My Community Matters**, the Residents Council's summer youth empowerment program.

Installed new **Energy Star** refrigerators in **Deaverview**, efficient gas ranges in **Pisgah View** and Deaverview, and high-efficiency laundry equipment at **Altamont, Bartlett** and **Aston Tower**.

Achieved HUD approval for a **Success Rate Payment Standard**, increasing allowed rental amounts for voucher participants by an average of **17%**, to be more competitive in the rental housing market.

Worked with **Hillcrest** residents, **ABIPA** and other agencies to celebrate **Juneteenth**.

Expanded collaboration with **Asheville Buncombe Institute for Parity Achievement (ABIPA)**, **LEAF Schools and Streets**, **Delta House**, **Read2Succeed**, **My Daddy Taught Me That**, **Parent U**, and **Children First/Communities in Schools**, along with the **Hillcrest Enrichment Program** and **Youthful Hand**, to maximize education support opportunities for our children, youth and families.



YWCA of Asheville presents

# Getting Ahead in a Just-Gettin'-By World

Empowering women to take control of their financial future,  
improve the lives of their families and better our community!

Would you like to be a part of this life-changing class?

**Join the next series:**

**April 17 - June 12, 2017**

classes on Mondays & Wednesdays from 6:00 - 8:30 PM

## Participants Receive

- A workbook and future story portfolio to keep track of learning and goals
- Child care for each session
- Meals at each session
- A \$20 stipend for each session attended (paid in full upon completion)
- Transportation support is available
- 18 months of follow-up contact and consultation with program staff

**Apply Today!**

Ami Greene, Director of Women's Empowerment  
254.7206 ext. 116 or [ami.greene@ywcaofasheville.org](mailto:ami.greene@ywcaofasheville.org)





## RENTER'S INSURANCE

Do you know that if your apartment caught on fire today, that Renter's Insurance would assist with replacing many of the items that were damaged by the fire or water? According to Allstate's website, "Personal property coverage, a typical component of renters insurance, may help cover the cost of replacing your stuff if it's unexpectedly damaged or ruined. That protection generally applies to certain risks (also referred to as "perils"), such as fire and theft. So, if your computer and television are stolen, or your furniture and clothing are destroyed by a fire, this coverage may help you pay for the cost of replacing them."

In the past 13 months, there have been three apartments that have caught on fire in various Asheville Housing Authority's developments, which not only impacted the apartment where the fire originally started, it also harmed adjacent apartments. The Asheville Housing Authority does not offer Renter's Insurance. Residents need to contact a local insurance agent in order to get coverage. Protect your family and your property today by contacting an insurance company and purchase some Renter's insurance.





## YMCA of Western North Carolina Nutrition Programs Distribution Schedule

March 2017

Monday	Tuesday	Wednesday	Thursday	Friday
		1 <b>Healthy Living Pantry</b> 5-6:30pm 201 Beaverdam Rd. Asheville	2 <b>Mission My Care Plus-Candler</b> 10:30am-12pm 1388 Sand Hill Rd., Candler  <b>Hall Fletcher Elementary</b> 3:15-5pm 60 Ridgelawn Rd., Asheville	3 <b>Hillcrest Apts:</b> 11:30am-12:00pm <b>Pisgah View Apts:</b> 12:15-12:45pm <b>Lee Walker Heights:</b> 1-1:30pm  <b>Asheville Pediatrics</b> 11am-12:30pm 2 Medical Park Dr., Asheville
6 <b>Mission My Care Plus-Leicester</b> 4:30-6pm 711 New Leicester Hwy. Asheville	7	8 <b>Shiloh Community Center</b> 10:30am-12pm 121 Shiloh Rd., Asheville  <b>Green Opportunities</b> 3:30-5pm 133 Livingston St., Asheville	9 <b>Blue Ridge Community Health</b> 10:30am-12pm 2579 Chimney Rock Rd. Hendersonville  <b>Mission My Care Plus-Old Fort</b> 10-11:30am 32 East Main St., Old Fort	10 <b>Hillcrest Apts:</b> 11:30am-12:00pm <b>Pisgah View Apts:</b> 12:15-12:45pm <b>Lee Walker Heights:</b> 1-1:30pm
13	14 <b>Battery Park Apts.</b> 10-11am 1 Battle Square Rd., Asheville  <b>Oakley Elementary</b> 3:30-5pm 753 Fairview Rd., Asheville  <b>Haywood Pediatrics</b> 3:30-5:00pm 5 Facility Dr., Clyde	15 <b>Healthy Living Pantry</b> 5-6:30pm 201 Beaverdam Rd., Asheville	16 <b>Mission My Care Plus-Candler</b> 2-3:30pm 1388 Sand Hill Rd., Candler  <b>Corpening Memorial YMCA</b> 3:30-5pm 348 Grace Corpening Dr., Marion	17 <b>Hillcrest Apts:</b> 11:30am-12:00pm <b>Pisgah View Apts:</b> 12:15-12:45pm <b>Lee Walker Heights:</b> 1-1:30pm  <b>Asheville Pediatrics</b> 3:30-5:00pm 2 Medical Park Dr., Asheville
20 <b>Mission My Care Plus-Leicester</b> 4:30-6pm 711 New Leicester Hwy. Asheville	21	22 <b>Madison Co. Gov. Building</b> 3:30-5pm 5707 U.S. Highway 25/70 Marshall	23 <b>Mission My Care Plus-Old Fort</b> 2-3:30pm 32 East Main St., Old Fort  <b>Candler Elementary School</b> 3:30-5pm 121 Candler School Rd., Candler	24 <b>Hillcrest Apts:</b> 11:30am-12:00pm <b>Pisgah View Apts:</b> 12:15-12:45pm <b>Lee Walker Heights:</b> 1-1:30pm
27	28 <b>Haywood Pediatrics</b> 3:30-5:00pm 5 Facility Dr., Clyde	29	30	31 <b>Hillcrest Apts:</b> 11:30am-12:00pm <b>Pisgah View Apts:</b> 12:15-12:45pm <b>Lee Walker Heights:</b> 1-1:30pm

Nutrition demonstrations this month include: Three-Bean Salad, Crustless quiche, guacamole with homemade tortilla chips  
For more information, please call 828 775 7081 or visit [www.ymcawnc.org/nutritionprograms](http://www.ymcawnc.org/nutritionprograms)

# Little Free Library

## Take a book, Leave a book!

*Attention residents of/around the following communities:*

- Pisgah View Apartments
- Lee Walker Heights
- Edington Center
- Wellington Estates
- Deaverview Apartments
- Hillcrest Apartments

## Check out the Little Free Library in your community!

Kids and adults can borrow books and return them when they are done!

It's a great way to help your kids read more and help them learn to love reading!

*Thanks to our community collaborators!*



## KEEP UP WITH WHAT'S HAPPENING AT THE ASHEVILLE HOUSING AUTHORITY

Did you know that the Asheville Housing Authority has a radio show? Each Tuesday and Thursday at 11:30 am, WRES-FM - 100.7 airs "Asheville Housing Works," which is hosted by Asheville Housing Authority's Director of Communication, Terry Bellamy. The show provides information on services, programs and activities happening throughout Asheville Housing Authority. For more information about Asheville Housing Works' radio broadcast, contact Terry Bellamy at [tbellamy@haca.org](mailto:tbellamy@haca.org) or 828-239-3550.

You can also keep up with what is happening with Asheville Housing Authority on Social Media:

 Twitter name is @AvlHousingAuth

 Facebook's page is @AVLHA

 Instagram page is [asheville\\_housing\\_authority\\_](https://www.instagram.com/asheville_housing_authority_)



**WRES-FM 100.7**  
*"Asheville Housing Works"*  
with Terry Bellamy  
T, Th 11:30am

### Asheville Housing Authority

165 South French Broad Ave.  
Asheville, NC 28801

*Asheville Housing Authority's mission is to provide safe, quality, and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-sufficiency and economic independence.*

## HEAD START 2017-2018

**Community Action Opportunities Head Start** is a free school-readiness program for children 3-5 years of age and their families who meet the income guidelines. Head Start classrooms are located across Buncombe County and the program focuses on preparing preschool-aged children for Kindergarten with educational, health, family, disability, and other services.

Families who live in Housing Authority for the City of Asheville complexes receive priority consideration for placement. Limited transportation may be available.

To learn more about the Head Start program and how to apply, call 828.252.2495.

## SECTION 3 EMPLOYMENT OPPORTUNITIES FOR EAGLE MARKET STREET APARTMENTS

If you are a SECTION 3 resident, contractor or vendor and have experience in residential construction occupations, please contact us for potential opportunities.

**Weaver Cooke Construction LLC**  
336-378-7900  
Email: [cfield@weavercooke.com](mailto:cfield@weavercooke.com)