



## Asheville Housing Authority Commission Meeting Minutes

June 28, 2017

### I. Work Session

The work session was held at the Central Office starting at 4:02 pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Jennifer Pickering and Member Raynetta Waters. The following Commissioner was absent: Member James Canavan

Open session:

Lewis Isaac opened the meeting by focusing on the Bills and Communications segment of the meeting. He announced that Buncombe County awarded the Housing Authority of the City of Asheville with \$4.2 million dollars for the Lee Walker Heights project. Gene Bell clarified that the agency received \$4.2 million dollars commitment each from the City of Asheville and Buncombe County for the Lee Walker Heights redevelopment project. The county vote was 7-0. The success of this critical funding phase of the project was attributed to the hard work of the employees and staff.

The new business being presented during the board meeting was presented by Shaomin Li. Shaomin explained that a budget amendment was necessary because of Lee Walker Heights coming online in June. The project wasn't in the original RAD PBV budget because it was public housing when the budget was approved. On the amended budget, Lee Walker Heights shows in 2 columns; one for Public Housing and RAD. Revenue sources are different, but both columns include 6 categories of expenses to reflect 5 months as Public Housing and 7 months as RAD property.

Lewis Isaac presented the second agenda item to be discussed during the board meeting. He explained that we had previously applied for an 9% tax credit allocation but had not been successful, however now we are trying for a tax exempt bond and 4% tax credit allocation. We must be able to fill the remaining local funding gap, currently estimated to be \$2.9 million, to meet our commitments to the City of Asheville and Buncombe County.

David Nash discussed the next steps in the Lee Walker Heights project. We will apply for tax exempt bonds and 4% tax credits in early July and expect a final decision in late 2017 or early 2018. We will then pursue the debt financing through a HUD-guaranteed loan. He explained that the goal will be to start relocating residents after next school year, assuming those funding sources come through, and then begin demolition in late summer or early fall of 2018. We will have a meeting with residents on July 27.

David Nash presented the final information for the work session. He announced that last year we transferred \$2 million dollars of surplus cash from Asheville Terrace, and this year will transferred almost \$800,000. These and other COCC unrestricted net revenues will be the primary sources of funding and guarantees for the Housing Authority's contribution to the project. We also have healthy replacement reserve and surplus cash funding from our RAD operations that can be prioritized for capital projects. For example, two special projects – installation of video camera systems at Deaverview and Livingston Heights – are included in the budget amendment on the agenda today for enhanced security of residents.

The open session ended at 4:42 pm.

## **II. Regular Meeting - Call to order**

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:12 pm on June 28, 2017** at the **Deaverview Apartments, 275 Deaverview Road, Asheville, NC 28806**. Teresa Jenkins conducted the roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Jennifer Pickering, and Member Raynetta Waters.

## **III. Approval of minutes from last meeting**

**Cassandra Wells** made a motion, seconded by **Raynetta Waters**, to approve the minutes. The Commissioners unanimously approved the minutes of **April 26, 2017**.

## **IV. Bills and Communications**

Gene Bell began by presenting on the Health & Wellness initiatives being focused on within the organization. The employees have taken an active approach to improving their health and wellness through various efforts, including developing walking groups for various development sites.

Gene Bell discussed the initial agenda item; city and county commitments toward the Lee Walker Heights project. He announced that HACA received funding from Buncombe County for Lee Walker Heights. He stated that there was a 7-0 vote for the county to provide \$4.2 million for the Lee Walker Heights project. Gene explained that the perception of the community had changed, which is a result of the staff and organization. The money pledged by the County, along with an equal amount pledged by the City of Asheville, will be utilized to pursue the redevelopment of Lee Walker Heights.

David Nash announced that HACA received a Clean Air of Excellence Award. This award was presented based on the Housing Authority's long term commitment to energy efficiency and sustainability, reflected in more than \$15 million of investments over the last 15 years. Those projects resulted in a significant reduction in our carbon footprint. Our commitment is ongoing, with the latest example being the installation of a new high-efficiency boiler at Altamont Apartments. The award will be presented at the Western Carolina Regional Air Quality Agency meeting on July 10, 2017.

**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. She announced that they have begun pulling from the wait list again.

**c) Family Self-Sufficiency**

Shaunda Sandford reported the monthly Family Self-Sufficiency participation submitted with the board package. Karolina Hopkins provided an update about community social events being hosted.

**d) Financial Report**

Shaomin Li presented the monthly financial report as submitted with the board packet. She announced that all divisions have met budget projections, except for Lee Walker Heights, which is in the red due to higher costs in connection with the RAD conversion.

**e) Edington Center**

No report.

**f) Residents Council Report**

No Report. Gene Bell explained that “My Community Matters” began during the week, and Residents Council couldn’t attend the board meeting due to working with the program.

**g) Property Management Report**

Jay Gurney provided an update on the performance for all of the developments. Tammy Mohamed provided highlights on the successes and 2017 Site Management Goals for Deaverview. Jay Gurney provided details on the 2017 Replacement Reserve Projects.

**1. Approval of Amendment #1 to the 2017 Agency-Wide Operating Budget.**

Shaomin Li explained that a budget amendment was needed due to the conversion of Lee Walker Heights from Public Housing to RAD, along with a few technical corrections based on actual year to date experience.

**Raynetta Water** made a motion, seconded by **Jennifer Pickering** to approve Amendment #1 to the 2017 Agency-Wide Operating Budget.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

2. **Authorization for the CEO to commit \$2.9 million in Housing Authority unrestricted reserves, and to restrict those funds to the redevelopment of Lee Walker Heights, in order to complete the local funding commitment of \$11.3 million in support of an application to the North Carolina Housing Finance Agency for a tax exempt bond and 4% tax credit allocation.**

David Nash explained that the city and county have each come forward with \$4.2 million, for a total of \$8.4 million. The Housing Authority will match those with a commitment of \$2.9 million dollars. The next step in the process would be to take the money and apply for tax exempt bond and 4% tax credits, along with a HUD-guaranteed loan application, to complete the remaining 2/3 of project funding.

**Cassandra Wells** made a motion, seconded by **Raynetta Waters** to authorize that action.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

## **VII. Unfinished Business**

Tammy Mohammed introduced the development staff and residents present at the meeting. She also gave an overview about the development, and the programs being facilitated on-site.

## **VIII. Public Comment**

A formerly homeless Deaverview resident shared her experience in the community, and expressed gratitude toward development manager and staff for the opportunity to live in the property.

**IX. Adjournment**


There being no further business to come before the Board, the meeting adjourned at 5:57 pm. The next meeting will be held at Pisgah View Apartments, 1 Granada Street, Asheville, NC 28806 on July, 26, 2017.



---

Lewis Isaac, Chair

ATTEST:



---

Gene Bell, Secretary

