



Asheville Housing Authority Commission Meeting Minutes April 25, 2018

I. Work Session

The work session was held at the Central Office starting at 4:17 pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Jennifer Pickering, Raynetta Waters, and Bruce Kennedy.

Lewis Isaac opened the work session by introducing the newest Commissioner, Bruce Kennedy to the other board members.

Lewis Isaac introduced agenda item #1; public hearing on proposed multifamily housing revenue bonds for Ledgewood Village. David Nash explained that the Housing Authority has the legal authority to issue revenue bonds that are tax exempt. These bonds are paid back through revenues of the project and there is a legal protection of Housing Authority assets. Ledgewood Village Apartments went through the process before and now the bonds are being reissued to assist with property renovations.

David Nash discussed agenda item #2; approval of new contract rents for Lee Walker Heights Apartments. Effective June 1, 2018, the RAD contract rents will be adjusted by 2.1% per HUD guidelines. The new rates will not affect the tenant's portion of the rent; this will still be based upon the 30% of family income. Jennifer Pickering asked that the last point be made more clear in the document itself and David agreed to do so.

Djuana Swann discussed agenda item #3 and requested an amendment of the agenda to reflect the correct title for this actin item to request approval of Resolution No. 2018-2. This resolution will allow Chairman Lewis Isaac and CEO Gene Bell to execute a termination and release of deed restrictions for Rankin Heights, Lot 2 (4 Buttonwood Court), effective upon full repayment of outstanding loan amounts to the Housing Authority.

The work session ended at 4:57 pm.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:04 pm on April 25, 2018** at the **Central Office, 165 South French Broad Avenue, Asheville, NC 28801**. Teresa Jenkins conducted the roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Jennifer Pickering, Raynetta Waters, and Bruce Kennedy.

III. Approval of minutes from last meeting

Jennifer Pickering made a motion, seconded by **Bruce Kennedy**, to approve the minutes. The Commissioners unanimously approved the minutes of **April 25, 2018**.

IV. Bills and Communications

Gene Bell announced that this past Saturday, April 21st, 2018 was Stephanie Maeweather Day at the Edington Center. There was a successful and touching event to recognize Stephanie Maeweather. Gene recognized Shuvonda Harper, Eric Robinson, and Lafredia Morris for their hard work and effort. Shuvonda Harper shared that this will be an annual event known as Community Unity Day.

V. Report of the Secretary

a) Asheville Housing Properties

Noele Tackett reported the monthly Asheville Housing Properties occupancy report submitted with the board package. The rehabilitation/hold column has grown because units are being held for Lee Walker Heights residents. Except for those intentional vacancies, occupancy continues to hold strong. Hillcrest had a unit with higher turnaround time because it had a major mold problem. Klondyke and Southside also had units that took longer to turnaround due to pending transfers.

b) Asheville Housing Vouchers

Brandy Woodard reported monthly Asheville Housing Voucher report submitted with the board package. She explained that move-outs were higher in March with the majority coming from project-based units.

c) Family Self-Sufficiency

Karolina Hopkins presented the monthly Family Self-Sufficiency report. She reported that the program has 12 new participants, and 4 newly established FSS accounts. Additionally, the homeownership program has a total of 53 new homeowners. A Lee Walker Heights residents is expected to close next month on a homeownership unit at Eastview Homes and three other participants are working closely with Mountain Housing Opportunities and Habitat for Humanity in hopes of closing on their first home by the end of summer.

Robert Butler presented the FSS news update. He reported that two participants have successfully graduated in the last month. Robert Butler and Eric Robinson have been working with the Buncombe County Re-entry Council to learn what Asheville Housing can do to help people with their transition back into the community upon leaving the judicial system. He announced that FSS will be having the Community Engagement Socials this summer and invitations were disseminated containing the event details.

Robert also introduced the newest member FSS Advisor, Corry Hyde.

d) **Financial Report**

Shaomin Li presented the monthly financial report as submitted with the board packet. She reported that the financials are in-line with the budget. The year-to-date utility expenses are still higher than the 12-month average, but this is expected to even out when the weather gets warmer. Central Asheville had higher maintenance expenses due to higher costs associated with turnarounds. West Asheville also had higher maintenance expenses due to unit turnarounds. Overall the agency continues to maintain a healthy position financially.

e) **Edington Center/Residents Council Report**

Shuvonda Harper announced that she and some others attended a conference in Wilmington, NC. The conference conversations were around re-entry for justice involved people transitioning back into society. Shuvonda announced that applications for my "My Community Matters" would be available next week.

f) **Property Management Report**

No report this month.

VI. New Business

1. Public Hearing on proposed Multifamily Housing Revenue Bonds financing by the Housing Authority of the City of Asheville for Ledgewood Village.

Lewis Isaac opened the public hearing at 5:27 pm. David Nash explained that Ledgewood Village is a 180 unit development in East Asheville. The development received approval from the state for tax-exempt bond authority to renovate the property. He explained that about 20 of the units are provided to HCVP participants, and most of the rest are under a long term Section 8 contract between the property owner and HUD. The Housing Authority will be issuing the bonds to Ledgewood Village, however will not be liable for repayment. The bonds will be repaid with revenue generated from the property.

There were no public comments on the proposal. The public hearing was closed at 5:29 pm.

2. Approval of new contract rents for Lee Walker Heights effective June 1, 2018, based on the HUD 2018 Operating Cost Adjustment Factor (OCAF).

David Nash HUD allows an inflation adjustment each year on the anniversary date of RAD PBV Contract. For 2018, HUD has authorized a 2.1% inflation for North Carolina. Because Lee Walker Heights annual renewal date is June 1, this will be effective as of June 1, 2018. (Adjustments for the other RAD properties will be effective in December.) This change will not impact tenant rents for anyone who is on the income-based rent. Tenant rent calculations will continue to be based upon 30% of family income, so the change will affect the amount of HAP subsidy that can be paid for each unit.

Bruce Kennedy made a motion, seconded by **Cassandra Wells** to approve the new contract rents for Lee Walker Heights effective June 1, 2018, based on the HUD 2018 Operating Cost Adjustment Factor (OCAF).

The Board voted as follows:

AYE

NAY

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

3. Approval of Resolution 2018-2 to Authorize the Chair and CEO to execute a Termination and Release of Deed Restrictions for Rankin Heights, Lot 2 (4 Buttonwood Court), effective upon full repayment of outstanding loan amounts to the Housing Authority.

Djuana Swann explained that the original owner has died and the attorney of the estate wants the Housing Authority to terminate restrictions to the property, so it can be sold. The property has been ordered by the Clerk of Court to be sold to pay the debts. Djuana recommended that the Housing Authority move forward with terminating the restrictions.

Cassandra Wells made a motion, seconded by **Bruce Kennedy** to approve Resolution 2018-2 to authorize the Chair and CEO to execute a termination and release of deed restrictions for Rankin Heights, Lot 2, effective upon full repayment of outstanding loan amounts to the Housing Authority.

The Board voted as follows:

AYE

NAY

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

VII. Unfinished Business

None.

VIII. Public Comment

Shuvonda Harper announced that the Edington Center hosted a Job Fair that consisted of about 70 participants.

Karolina Hopkins announced that FSS plans to host the Community Engagement Socials this summer and provided details of the events as listed on the invitations that were disseminated. She encouraged everyone to attend the events.

Lewis Isaac acknowledge Julie Mayfield for her diligence and efforts working with the HACA board.

Allison Smith introduced the new Assistant Site Manager at Pisgah View, Pamela Dawson.

IX. Adjournment

There being no further business to come before the Board, the meeting adjourned at 5:43 pm. The next meeting will be held at the Arthur R. Edington Center, 133 Livingston Street, Asheville, NC 28801 on Wednesday, May 23, 2018.



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary

