



Asheville Housing Authority
Commission Meeting Minutes
August 22, 2018

I. Work Session

The work session was held at the Central Office starting at 4:16 pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Raynetta Waters, and Member Bruce Kennedy.

David Nash presented the Lee Walker Heights relocation plan. We will begin implementing the relocation plan in September. The plan as presented to the board includes budget estimates and outlines moving assistance options. Residents will receive 90 day notices in September. He explained that we cannot force residents to move during the 90 days, but if they choose to move early they can sign a waiver and do so. The residents currently residing in the property will be offered a RAD unit with the same allowances and vouchers. There have been some residents that have moved voluntarily using tenant-based vouchers; we didn't pay for their moving expenses, but we did provide a crew to move their belongings at no expense to them. Units have been set aside for every resident that is being temporarily relocated. We cover all utilities in those properties, so there will be no utility transfer fees, but we will assist residents with their cable or satellite transfer expenses. (Residents remain responsible for ongoing monthly expenses.)

The work session ended at 4:55 pm.

II. Regular Meeting - Call to order

Chair Isaac Lewis called the regular meeting of the Board of Commissioners to order at **5:04 pm on Wednesday, August 22, 2018** at the **Asheville Housing Authority Central Office, 165 S. French Broad Ave., Asheville, NC 28801**. Teresa Jenkins conducted the roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Raynetta Waters, and Member Bruce Kennedy.

III. Approval of minutes from last meeting

Raynetta Waters made a motion, seconded by **Bruce Kennedy**, to approve the minutes. The Commissioners unanimously approved the minutes of **July 25, 2018**.

IV. Bills and Communications

Gene Bell reported that he's been working with "Chosen" a men's group consisting of 22 men in the community to develop and facilitate youth programs to get kids engaged. This summer, Chosen along with other members of the community sent 89 kids and 18 chaperones from the area to Kids Across America (KAA) in Branson, Missouri for a retreat. KAA is a faith-based organization that offers various learning sessions and

engaging activities for the youth. Young Transportation was hired to transport the children and they have agreed to assist with transportation expenses next year.

V. **Report of the Secretary**

a) **Asheville Housing Properties**

Noele Tackett reported the monthly Asheville Housing Properties occupancy report submitted with the board packet. There are 72 units on hold or undergoing rehabilitation to get them ready for Lee Walker Heights residents. All developments met their unit turnaround goals for the month.

b) **Asheville Housing Vouchers**

Brandy Woodard reported the monthly Asheville Housing Voucher report submitted with the board packet.

c) **Family Self-Sufficiency**

Karolina Hopkins presented the monthly Family Self-Sufficiency/Homeownership report submitted with the board packet.

Karolina Hopkins reported on the events held by the Family Self Sufficiency program in Hillcrest and Deaverview Apartments. Overall, both of these events were a success. The highlight of the Deaverview Community Engagement event was a petting zoo. The Community Engagement Socials are complete for this summer.

National Night Out was held on August 7th, 2018. There was a cookout and festivities for residents. The Asheville Police Department was present to get to know residents.

Bartlett Arms residents have started a community garden. FSS is applying for a grant to assist with getting more items for the garden such as benches and fences.

The “iStartFresh” back to school event will be held on Sunday, August 26th, 2018 at the Edington Center from 11 am – 6 pm. Members of the community received free backpacks filled with school supplies and haircuts. During the event food was served, and the youth had an opportunity to participate in a basketball game.

d) **Financial Report**

Shaomin Li presented the monthly financial report as submitted with the board packet. The budget continues the same trend since the last meeting, with the caveat that some funds reserved for capital outlay have not been utilized yet. All RAD properties continue in good standing.

David Nash shared that some budgeted capital outlay funds will be spent this year to repave the streets and parking lots at Deaverview Apartments. Also, Lee Walker Heights relocation expenses are expected to show up on the budget over the next few months. The property revenue will likely decrease and the budget will be amended as needed before we close out the year.

e) **Residents Council Report**

Shuvonda Harper reported that residents council would hold elections in October. Hillcrest and Deaverview Apartments will be sending out notices in September regarding elections.

f) **Edington Center Report**

Shuvonda Harper reported for the Edington Center. In July over 200 pounds of food was distributed. She introduced the members of Word on the Street. Word on the Street is led by youth from the community, doing community-based online journalism. The group hosts several activities for the youth, which include a summer institute, skills development, personal development, and community engagement. We heard from a few of the youth involved with Word on the Street.

g) **Property Management Report**

No report.

VI. New Business

Approval of Relocation Plan for the Lee Walker Heights redevelopment project.

David Nash explained that we are beginning the official relocation of Lee Walker Heights residents. The Relocation Plan will be the structure behind the transition. The residents will receive 90 day notices, and at the end of the 90 days residents will have to move. The residents will be offered a comparable RAD unit at a different property. Additionally, residents will be offered assistance with moving expenses. They will have the option of Housing Authority staff moving them at no cost, receiving a “no questions asked” established rate, based on unit size to move themselves, or they can submit quotes from professional moving companies to be approved. Residents will have a right to return to the newly built development or can choose to remain in the temporary relocation unit.

Raynetta Waters made a motion, seconded by **Bruce Kennedy** to approve the Relocation Plan for the Lee Walker Heights redevelopment project.

The Board voted as follows:

AYE

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

NAY

VII. Unfinished Business

None.

VIII. Public Comment

Shuvonda Harper encouraged everyone to come out and attend the iStartFresh back to school event being at the Edington Center on Sunday, August 26th from 11 am to 6 pm.

IX. Adjournment

There being no further business to come before the Board, the meeting adjourned at 5:53 pm. The next meeting will be held at Pisgah View Apartments, 1 Granada Street, Asheville, NC on Wednesday, September 26, 2018 at 5:00 pm.



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary