



Asheville Housing Authority Commission Meeting Minutes July 25, 2018

I. Work Session

The work session was held at the Central Office starting at 5:29 pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Jennifer Pickering, Member Raynetta Waters, and Member Bruce Kennedy.

Chair Isaac Lewis reviewed the agenda items starting with the new business. He discussed the only agenda item under new business; authorization for the CEO to transfer up to \$75,000 (in addition to the \$100,000 previously approved on December 13, 2017) from COCC Net Revenues to Business Activities to fund a new affordable housing unit to be built in collaboration with Green Opportunities.

Mike Stevens presented the audit results for fiscal year ending 2017. The audit process for 2017 is complete. There were no findings during the audit. The Housing Authority remains in good standing.

Julie Mayfield expressed concerns about apparent recent increases in crime in Asheville Housing communities and heard about a task force created in Raleigh to address issues with safety within public housing. Gene explained that crime often spikes during the summer months in our communities, and he has been working with a group of African American leaders in the community to respond and develop positive initiatives. Chief Hooper met with a group of African American ministers and other leaders at Tried Stone Church recently, and the strategies she outlined were well received. They included a focus on increased patrols during early morning weekend hours after the clubs close, which is when the most serious problems have arisen recently. There was general consensus to look at any materials available from the Raleigh task force, and to continue ongoing collaborative efforts with APD.

The work session ended at 4:58 pm.

II. Regular Meeting - Call to order

Chair Isaac Lewis called the regular meeting of the Board of Commissioners to order at **5:29 pm on Wednesday, July 25, 2018** at the **Deaverview Apartments, 275 Deaverview Road, Asheville, NC 28801**. Teresa Jenkins conducted the roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Jennifer Pickering, Member Raynetta Waters, and Member 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 **June 27, 2018**.

IV. Bills and Communications

No Report

V. Report of the Secretary

a) Asheville Housing Properties

Noele Tackett reported the monthly Asheville Housing Properties occupancy report submitted with the board packet.

b) Asheville Housing Vouchers

Brandy Woodard reported monthly Asheville Housing Voucher report submitted with the board packet. At Gene's request, Brandy discussed portability in the voucher program. Since January 1, 2018, we have received notification that 26 families wanted to use portability to move to Asheville. Of those, 9 actually signed leases and 1 was in the process of leasing up. The rest either cancelled or their vouchers expired.

c) Family Self-Sufficiency

Shaunda Sandford presented the monthly Family Self-Sufficiency/Homeownership report submitted with the board packet.

Mr. Priester with Children First/Communities in School shared that they are hosting a Summer Program for Deaverview residents. The development shares space and assists with transportation to events. One goal for the program is to increase resident participation.

Karolina Hopkins reported on the events held by the Family Self Sufficiency program. On July 13th, a Community Engagement Social was held at the Wesley Grant Center. The event hosted approximately 30 community partners. There was a great turn-out by residents and members of the community. On July 26th, a Community Engagement Social event will be held in Hillcrest. The Community Engagement Social event for Deaverview will be rescheduled in August. Karolina also highlighted the Family Self Sufficiency graduate of the month Candice Corbin. Karolina shared that Silver Sneakers exercise program for the elderly and disabled will start a program onsite at Asheville Terrace in the next 30 days.

d) Financial Report

Shaomin Li presented the monthly financial report as submitted with the board packet. The financials are in line with the budget. The utilities and maintenance expenses are gradually equaling out over the course of the year. Overall, the Housing Authority remains in good financial standing.

e) **Residents Council Report**

My Community Matters had a successful summer program for Asheville Housing youth and is mostly complete. The program will return in August to finish some projects. The kids have been working on artwork around the theme of “gun violence”; one of the pieces of art was really good and will be showcased at a Black Mountain College event. The Residents Council is seeking volunteers to assist with special projects. Those interested in volunteering should contact Shuvonda Harper.

f) **Edington Center Report**

Shuvonda Harper reported that the Edington Center hosted an Southside Rising for Justice event on Saturday, July 21st. JMPRO TV covered the event and produced some excellent photos and videos. The event was well attended and very inspiring for those who came. During the event, the community acknowledged and showed support for Robert Simmons. Shuvonda announced that the pavilion in the Southside Garden is nearing completion. It is a beautiful addition to the garden area.

VI. New Business

- 1. Authorization for the CFO to transfer up to \$75,000 (in addition to the \$100,000 previously approved on December 13, 2017) from COCC Net Revenues to Business Activities to fund a new affordable housing unit to be built in collaboration with the Green Opportunities YouthBuild Program.**

David Nash reminded the Board that Asheville Housing is building a home on Gaston Street in collaboration with Green Opportunities’ YouthBuild program. The shell will be manufactured by Deltec Homes and YouthBuild participants will train in construction trades in completing the interior. We are planning to begin construction in the next 2 months. These houses will include 1-2 bedroom affordable housing units, and will be part of the voucher program.

Raynetta Waters made a motion, seconded by **Cassandra** to authorize the CFO to transfer up to \$75,000 (in addition to the \$100,000 previously approved on December 13, 2017) from COCC Net Revenues to Business Activities to fund a new affordable housing unit to be built in collaboration with the Green Opportunities YouthBuild Program.

The Board voted as follows:

AYE

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

NAY

VII. Unfinished Business

None.

VIII. Public Comment

Carolyn Webber, Deaverview resident inquired about the new Deaverview Community Center. She expressed that the kids in Deaverview have nothing to do. David Nash shared that the project is still in the works. The architect is working with Deltec Homes on a revised design, and we will update the residents as soon as we have a revised design for the community center. Cassandra Wells asked the residents where they stand with developing a Resident Association to be part of the overall Asheville Housing Authority Residents Council. The Deaverview residents shared that they are currently working on the election process with the Residents Council. There are several community resources and services that they would like to see offered to the Deaverview residents, and the challenge is having the space to offer them. The residents would like the support of the Board in increasing the community engagement generally in Deaverview.


IX. Adjournment

There being no further business to come before the Board, the meeting adjourned at 6:13 pm. The next meeting will be held at the Central Office of the Asheville Housing Authority, 165 S. French Broad Avenue on Wednesday, August 22, 2018 at 5:00 pm.



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary

**Asheville Housing Authority
Board of Commissioners
Resolution No. 2018-2**

WHEREAS:

1. Asheville Housing Authority (Asheville Housing) is an affordable housing agency serving more than 6,000 low-income people through its project-and tenant-based voucher programs and affiliated properties;
2. Other Public Housing Agency (PHA) residents in other parts of North and South Carolina have experienced unprecedented flooding as a result of Hurricane Florence and may be displaced from their homes for an extended period of time; and
3. Asheville Housing is a member of the North Carolina Housing Authority Risk Retention Pool, North Carolina Housing Authority Director Association and other regional and statewide groups and is willing and able to assist in this emergency effort to aid displaced residents of other PHAs.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Asheville Housing Authority hereby establishes a temporary preference, granting two preference points, for displaced residents referred by other North and South Carolina PHAs, so long as those residents are in good standing with those agencies and have been displaced from a public housing or voucher unit as a result of Hurricane Florence or its aftermath.
2. This temporary preference is subject to the availability of vacant project-based voucher units and will remain in effect for referrals and applications received through June 30, 2019.
3. Asheville Housing will also continue to accept and absorb tenant-based vouchers through portability for any Housing Choice Voucher participant moving to a private rental unit in Buncombe County from the hurricane-affected areas, or any other location.

Approved, this 26th day of September, 2018.



Lewis Isaac, Chair

Attest: 

Gene Bell, Secretary

