



Asheville Housing Authority
Commission Meeting Minutes
May 23, 2018

I. Work Session

The work session was held at the Central Office starting at 4:26 pm. The following Commissioners were present: Member Jennifer Pickering, Member Raynetta Waters, and Member Bruce Kennedy. The following Commissioners were absent: Chair Lewis Isaac and Vice Chair Cassandra Wells.

David Nash opened the work session by introducing agenda item #1, the resolution for Ledgewood Village. This is our final approval of the \$12.5 million in bonds needed by the owner to renovate the property.

Robert Hooper discussed the housekeeping standards. He shared that two residents provided comments. The comments were mostly concerning maintenance issues; for instance issues related to garbage storage and keeping lids on the containers. Also included in the housekeeping standards; residents will be given at least two chances to resolve a failed housekeeping inspections before they are subject to eviction. All units must be inspected at least once every year, and the managers will give residents a two-week notice of upcoming inspections.

Djuana Swann discussed agenda item #3, authorization to exercise or waive the Housing Authority's right of first refusal to purchase 46 Eastview Avenue. Djuana explained that the unit is being sold for \$122,000. The Housing Authority has the right to exercise their Right of First Refusal and purchase the unit at the offered price of \$122,000. Staff are recommending that the board not exercise the Right of First Refusal.

Gene Bell announced that the "Do The Write Thing" program participants would be reading their essays during the general session. The work session ended at 4:52 pm.

II. Regular Meeting - Call to order

Vice Chair Cassandra Wells called the regular meeting of the Board of Commissioners to order at **5:05 pm on Wednesday, May 23, 2018** at the **Arthur R. Edington Center, 133 Livingston Street, Asheville, NC 28801**. Shaunda Sandford conducted the roll call. The following Commissioners were present: 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 **April 25, 2018**.

IV. Bills and Communications

Gene Bell recognized Marta Alcala-Williams with the Marvelous Math Club for a brief presentation. Marvelous Math Club started three years ago. This initiative was designed to support math performance by Asheville City Schools students by encouraging excitement about math. It is a collaboration between the UNC-Asheville Math Department, Asheville City Schools, and the Housing Authority. The club is geared toward making math enjoyable and fun for kids. The kids have become excited about math, which has improved their self-esteem and performance. The iReady scores show growth and improvement.

V. Report of the Secretary

a) Asheville Housing Properties

Noele Tackett reported the monthly Asheville Housing Properties occupancy report submitted with the board packet. Noele explained that 44 units have been set aside for the Lee Walker Heights residents during their transition. Also, Southside was slightly above average in the average vacant days due to transfers.

b) Asheville Housing Vouchers

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

c) Family Self-Sufficiency

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

Eric Robinson presented the FSS updates. He explained that the YWCA has an Empower Hour. Eric introduced Melissa Hedlt from Asheville City Schools to explain the “Do the Write Thing” essay competition. The FSS team assisted with judging the essays submitted to the competition. The winners of the competition were Kaylee Pearce and Abigael Whitney both housing residents and students at Asheville Middle School. The winners shared their essays with the board.

Gene Bell presented the winners of the essay competition with an award for their outstanding academic achievements.

d) Financial Report

Shaomin Li presented the monthly financial report as submitted with the board packet. Overall the agency continues to maintain a healthy position financially.

e) Residents Council Report

The Residents Council will be looking for kids 12-15 years old for their My Community Matters summer camp. They will be able to support up to 35 kids. Resident Council elections will take place in June. They are continuing the curbside cleanup service provided in some Housing Authority communities.

f) **Edington Center Report**

Shuvonda Harper reported for the Edington Center. She announced that the gym floors were currently being redone. The garden harvested 50 pounds of food. Member Jennifer Pickering requested that board members be contacted about assisting with specific events being held at the Edington Center.

g) **Property Management Report**

No report this month.

VI. New Business

1. Approval of Resolution No. 2018-3, Authorizing the Issuance and Sale of Multifamily Housing Revenue Bonds (Ledgewood Village), Series 2018.

David Nash explained that the owners of Ledgewood Village will use the bonds issued by the Housing Authority, along with Low Income Housing Tax Credits and other permanent financing to renovate Ledgewood Village and upgrade most of the building systems for residents of that community. The Housing Authority has no obligation to repay the bonds, because the owners of the property are fully responsible for repayment. We gave preliminary approval last Fall and held the public hearing last month. The City also approved the project at their last meeting.

Bruce Kennedy made a motion, seconded by **Raynetta Waters** to approve Resolution No. 2018-3, authorizing the issuance and sale of Multifamily Housing Revenue Bonds (Ledgewood Village), Series 2018.

The Board voted as follows:

AYE

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

NAY

2. Approval of Updated Minimum Housekeeping Standards.

Robert Hooper presented the updated housekeeping standards. He discussed two changes from the original posted standards based on comments received from residents. One of the changes was to remove the requirement of a covered waste container in the kitchen and the other clarifies that residents will have at least two opportunities to cure deficiencies. We will also give a minimum two-week notice before the inspections.

Cassandra Wells made a motion, seconded by **Jennifer Pickering** to approve the updated minimum housekeeping standards.

The Board voted as follows:

AYE

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

NAY

3. Waiver of the Housing Authority's right of first refusal to purchase 46 Eastview Avenue.

Djuana Swann explained that the owner of a three-bedroom Eastview condominium unit is wanting to sell the unit. The has a contract for \$122,000 with a purchaser. Based upon the covenant for the Eastview Homes, the Housing Authority has a Right of First Refusal to purchase the unit at the asking price. Staff recommended that the Housing Authority waive their Right of First Refusal in this case.

Bruce Kennedy made a motion, seconded by **Raynetta Waters** to waive the Housing Authority's Right of First Refusal to purchase 46 Eastview Avenue.

The Board voted as follows:

AYE

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

NAY

VII. Unfinished Business

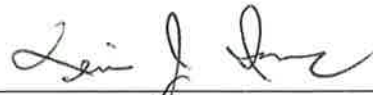
None.

VIII. Public Comment

None.

IX. Adjournment

There being no further business to come before the Board, the meeting adjourned at 6:04 pm. The next meeting will be held at the Central Office, 165 S. French Broad Ave., Asheville, NC 28801 on Wednesday, June 27, 2018.



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary

RESOLUTION NO. 2018-3

**RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF
MULTIFAMILY HOUSING REVENUE BONDS
(LEDGEWOOD VILLAGE), SERIES 2018**

WHEREAS, Ledgewood-Asheville Limited Partnership, a North Carolina limited partnership (the "Borrower"), has requested that the Housing Authority of the City of Asheville (the "Authority") assist it in financing a portion of the cost of the acquisition, rehabilitation and equipping of a multifamily residential rental project known as Ledgewood Village, consisting of 180 units located in 27 buildings (plus a community building) at 15 Future Drive in the City of Asheville, North Carolina (the "Project"); and

WHEREAS, the Authority proposes to provide the financing for the Project by the issuance of its multifamily housing revenue bonds, to be designated Multifamily Housing Revenue Bonds (Ledgewood Village), Series 2018, in the aggregate principal amount not to exceed \$12,500,000 (the "Bonds"); and

WHEREAS, a portion of the cost of the Project will be financed with the proceeds of a mortgage loan from Prudential Huntoon Paige Associates, LLC (the "Mortgage Lender"); and

WHEREAS, a portion of the cost of the Project will be financed with funds provided by a tax credit investor as a result of the purchase of 4% low income housing tax credits available under Section 42 of the Code; and

WHEREAS, the Borrower has received an allocation of volume cap for the Bonds and the Project from the North Carolina Housing Finance Agency and the North Carolina Federal Tax Reform Allocation Committee as required by Section 146 of the Code; and

WHEREAS, the Authority proposes to authorize and, where applicable, execute the following instruments to carry out the transactions described above (the "Documents"):

(a) Trust Indenture dated as of June 1, 2018 (the "Indenture"), between the Authority and U.S. Bank National Association, as trustee (the "Trustee"), authorizing the issuance of the Bonds and providing for the terms and details thereof and the security therefor, together with the form of the Bonds attached thereto;

(b) Loan Agreement dated as of June 1, 2018 (the "Loan Agreement"), between the Authority and the Borrower, providing for the terms and conditions pursuant to which the loan of the proceeds of the Bonds will be made by the Authority to the Borrower, together with a Promissory Note from the Borrower to the Authority, which the Authority will assign to the Trustee (the "Note");

(c) Regulatory Agreement and Declaration of Restrictive Covenants dated as of June 1, 2018 (the "Regulatory Agreement"), by the Borrower for the benefit of the Authority and the Trustee, pursuant to which the Borrower agrees to comply with the requirements of the Code relating to low and moderate income housing;

(d) Preliminary Official Statement (the “Preliminary Official Statement”) relating to the offering and sale of the Bonds; and

(e) Bond Purchase Agreement to be dated the date of the sale of the Bonds (the “Bond Purchase Agreement”) among the Borrower, the Authority and Wells Fargo Bank, National Association (the “Underwriter”), providing for the issuance and sale by the Authority and the purchase by the Underwriter of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF ASHEVILLE:

1. The Authority hereby determines to provide financing to the Borrower for the acquisition, rehabilitation and equipping of the Project through the issuance of the Bonds pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended, the deposit of the proceeds thereof with the Trustee and the advance of such proceeds to the Borrower in accordance with the Loan Agreement.

2. The Authority hereby authorizes the issuance and sale of the Bonds pursuant to the Indenture and in accordance with the terms set forth in the Bond Purchase Agreement and the Indenture. The Bonds will bear interest at the rates and will mature, be subject to mandatory tender and be redeemed in the years and amounts all as set forth in the Indenture; provided, however, that the aggregate principal amount of the Bonds shall not exceed \$12,500,000.

3. The Chairman, Vice Chairman or Chief Executive Officer of the Authority or their respective designees are each hereby authorized and directed to execute and deliver the Indenture, the Loan Agreement, the Regulatory Agreement and the Bond Purchase Agreement to the other parties thereto.

4. The distribution of the Preliminary Official Statement by the Underwriter to prospective purchasers of the Bonds is hereby approved. The Authority is authorized to deem the Preliminary Official Statement to be “final” within the meaning of Rule 15c2-12 of the Rules and Regulations promulgated under the Securities Exchange Act of 1934, as amended. The Chairman, Vice Chairman and Chief Executive Officer of the Authority or their respective designees are hereby authorized and directed to execute and deliver the final Official Statement (in substantially the form of the Preliminary Official Statement, but incorporating the final terms and details of the Bonds) to the Underwriter and the Underwriter is hereby authorized and directed to distribute the Official Statement to the purchasers of the Bonds.

5. The Chairman or Vice Chairman of the Authority or their respective designees are hereby authorized and directed to execute and deliver the Bonds in the manner and subject to the conditions provided in the Indenture to the Trustee for authentication and to cause the Bonds so executed and authenticated to be delivered to or for the account of the Underwriter upon payment of the purchase price therefor as provided in the Bond Purchase Agreement.

6. The Indenture, the Loan Agreement, the Regulatory Agreement, the Bond Purchase Agreement, the Preliminary Official Statement and the Bonds (in the form of Exhibit A to the Indenture) shall be in substantially the forms previously reviewed by staff and described herein, which are hereby approved, with such completions, omissions, insertions and changes as may be

necessary to reflect the final terms of the Bonds, including any changes that may be required by any rating agency that is rating the Bonds, any changes in dates as may be required to reflect the date of the actual closing, and as otherwise approved by the officers of the Authority executing them after consultation with bond counsel and counsel to the Authority, their execution to constitute conclusive evidence of their approval of any such completions, omissions, insertions and changes.

7. Any authorization made hereby to the officers of the Authority to execute a Document shall include authorization to the Chairman, Vice Chairman and Chief Executive Officer of the Authority or their respective designees to execute the document, authorization to the Secretary or any Assistant Secretary to affix the seal of the Authority to such document and attest such seal if necessary, and, where appropriate, to deliver it to the other parties thereto, all in the manner provided in the Documents.

8. Such officers are hereby authorized and directed to execute and deliver any and all other documents, agreements, instruments, and certificates in the name and on behalf of the Authority and to take such other actions on behalf of the Authority as may be necessary or desirable to the issuance of the Bonds, including but not limited to a nonarbitrage certificate, tax forms and other certificates. All other acts of the officers of the Authority previously taken or to be taken that are in conformity with the purposes and intent of this resolution and in furtherance of the undertaking of the Project and the issuance and sale of the Bonds are hereby authorized, ratified, confirmed and approved.

9. This resolution shall take effect immediately upon adoption.

I, Gene Bell, Secretary of the Board of Commissioners of the Housing Authority of the City of Asheville DO HEREBY CERTIFY that attached is a true and complete copy of the resolution adopted by the Board of Commissioners of the Authority at a regular meeting duly called and held on May 23, 2018, and that such proceedings of such meeting are recorded in the minutes of the Board. Pursuant to state law, a current copy of a schedule of regular meetings of this Board is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Authority this 23^d day of May, 2018.

(SEAL)

By: Gene Bell
Secretary

