



Asheville Housing Authority
Commission Meeting Minutes
October 24, 2018

I. Work Session

The work session was held at the Central Office starting at 4:25 pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Raynetta Waters, Member Jennifer Pickering and Member Bruce Kennedy.

Chair Lewis Isaac opened the work session with an overview of the agenda items. He explained that there was only one agenda item to be discussed during the general session.

David Nash presented the new business item on the agenda: Resolution No. 2018-3, amending preliminary approval of issuance of multifamily housing revenue bonds. He explained that the board had previously approved the issuance of these bonds, however it has since been determined that the bonds needed to be increased from \$20 million to \$22.5 million for the Lee Walker Heights project in order to ensure compliance with bond issuance guidelines for that project, because we have to make sure that at least half of the project cost is covered by the bonds. David reviewed all the funding sources that were utilized for the Lee Walker Heights project to provide a better understanding of where we stand with the project.

The work session ended at 4:58 pm.

II. Regular Meeting - Call to order

Chair Lewis Isaac called the regular meeting of the Board of Commissioners to order at **5:04 pm on Wednesday, October 24, 2018** at the **Asheville Housing Authority Central Office, 165 S. French Broad, Asheville, NC 28801**. Teresa Jenkins conducted the roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Raynetta Waters, Member Jennifer Pickering and Member Bruce Kennedy.

III. Approval of minutes from last meeting

Bruce Kennedy made a motion, seconded by **Raynetta Waters**, to approve the minutes. The Commissioners unanimously approved the minutes of **September 26, 2018**.

IV. Bills and Communications

Gene Bell asked Shaunda Sandford to present the slideshow from the iStartFresh back-to-school event with the board. The iStartFresh back-to-school event was successful, and provided the children of our community with school supplies, haircuts and/or hairstyles, and personal items to assist with the back-to-school transition.

Gene Bell presented to the board on the YMCA Assembly trip that took place about three weeks ago. The Housing Authority in collaboration with Chosen and the Asheville City Schools hosted 100 kids for the weekend at the YMCA Assembly. All the kids received

\$200 stipend while attending. The kids participated in physical teambuilding exercises, while learning valuable soft skills.

V. Report of the Secretary

a) Asheville Housing Properties

Noele Tackett reported the monthly Asheville Housing Properties occupancy report submitted with the board packet. All developments met their unit turnaround goals for the month. She reported that there are 32 residents in the transfer process, and they continue holding units for the Lee Walker Heights resident transition.

b) Asheville Housing Vouchers

Brandy Woodard reported the monthly Asheville Housing Voucher report submitted with the board packet. Chair Lewis Isaac inquired about the waiting list length and timeframe. Brandy deferred the question to Noele Tackett for a response. Noele explained that the waiting list timeframe was 6 months to 2 years long. She explained that an individual's wait for housing is mainly dependent upon the unit size needed, and availability. Currently, we are holding units for Lee Walker Heights residents, which will impact waitlist timeframe, but we have started releasing units that are not needed for Lee Walker residents, so the list should start to move again.

c) Family Self-Sufficiency

Shaunda Sandford presented the monthly Family Self-Sufficiency/Homeownership report submitted with the board packet. She reported that there are 8 new FSS participants, and 4 new established FSS accounts. There are 2 participants closing on homes this month with 3 more participants that are currently under contract.

d) Financial Report

Shaomin Li presented the monthly financial report as submitted with the board packet. She reported that Central Asheville is over budget due to the high maintenance expenses. North Asheville has a lower net revenue due to capital outlay expenses. HCVP has additional funding due to receiving the HAP payment from last year, which HUD is expected to offset in December, but HUD will hold the funds for us in their accounts until needed. Overall, the financials are in good standing.

e) Residents Council Report

Crystal Reid reported for the Residents Council. She introduced the crew members for the curbside pickup service business and explained their roles. She expressed her gratitude toward the Housing Authority for their partnership and support. Crystal announced that the Residents Council hosted a poll party along with Shuvonda Harper that served 340 people. The goal of the party was to help increase voting numbers and promote the Dr. Wesley Grant Center as a place for residents to vote.

f) Edington Center Report

Shuvonda Harper reported for the Edington Center. She shared that Edington Center auditorium clean-out is almost complete. They are looking for storage space for the

items that will be saved. The Edington Center garden harvested 200 pounds of food last month. They carved pumpkins grown in the garden for a garden funding raising event being held on Saturday, October 28th.

g) Property Management Report

Robert Hooper asked Tammy Mohamed, Site Manager for Deaverview Apartments to present on the completion of the paving work in Deaverview. Tammy presented before and after photos of the property, and presented an overview of the paving work that was completed. It took 2 weeks to complete the paving. The roads throughout the development, parking areas, and basketball court were all resurfaced. Tammy announced that in the near future they will finish the project by adding striping to the paving to designate parking areas and the basketball court. We are hoping to install new goals at the basketball court and possibly a set of bleachers.

Gene Bell announced that we held the Lee Walker Heights Reunion in September. He acknowledged Tara Irby, Site Manager at Lee Walker Heights for her hard work to organize the event and ensure that it was successful. It was a very nice event, and was well attended.

VI. New Business

1) Approval of Resolution No. 2018-3, Amending Preliminary Approval of Issuance of Multifamily Housing Revenue Bonds

David Nash presented this agenda item. He explained that this resolution is for part of the construction financing for Lee Walker Heights. The Housing Authority is proposing an amendment to increase the previously approved bond amount of \$20 million to \$22.5 million. If the proposal is approved, then the information will be forwarded to the state Housing Finance Agency for approval of increased bond issuance authority.

Bruce Kennedy made a motion, seconded by **Cassandra Wells** to approve Resolution No. 2018-3, amending preliminary approval of issuance of multifamily housing revenue bonds.

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 her daughter will have her artwork on display in the River Arts District. She will be the 3rd African-American female to have her artwork displayed on the containers in this district. Shuvonda invited the community to come out and assist with the painting process.

Eric Robinson shared information about the special celebration the FSS department held in appreciation for their supervisor, Shaunda Sandford for National Boss's Day.

IX. Adjournment

There being no further business to come before the Board, the meeting adjourned at 5:46 pm. The next meeting will be held at Altamont Apartments, 72 N. Market Street, Asheville, NC 28801 on Wednesday, November 14, 2018 at 5:00 pm.



Lewis Isaac, Chair

ATTEST:



Gene Bell, Secretary