



Asheville Housing Authority
Commission Special Meeting Minutes
October 9, 2019

I. Work Session

No work session held for this meeting.

II. Special Meeting - Call to order

Chair Cassandra Wells called the special meeting of the Board of Commissioners to order at **4:56 pm on Wednesday, October 9, 2019** at the **HACA Central Office, 165 S. French Broad Avenue, Asheville, NC 28801**. Teresa Jenkins conducted the roll call. The following Commissioners were present: Chair Cassandra Wells, Vice Chair Raynetta Waters, and Member Tilman Jackson. The following Commissioners were absent: Member Bruce Kennedy.

III. New Business

1) Approval of Operating Cost Adjustment Factor (OCAF) adjustment to RAD contract rents effective December 1, 2019.

David Nash reviewed the HUD Notice of Certain Operating Cost Adjustment Factors for 2019. This notice explains the guidelines and purposes of an Operating Cost Adjustment Factor (OCAF) adjustment. He also provided handouts showing the result of the increase on a family with the HAP subsidy versus a family over the income for the HAP subsidy. The example shows that the individual rent doesn't change due to the adjustment, the subsidy changes, which allows the Housing Authority to sustain operations.

He explained that if we do not approve the adjustment, the Housing Authority will lose approximately \$1 million in revenue over the next 3 years. Chief Financial Officer, Shaomin Li explained that the Housing Authority needs to make this adjustment each year in order to cover inflation costs.

Vice Chair Raynetta Waters requested the minimum rent be increased to balance out the increase to contract rents. David Nash committed to increasing the minimum contract rent.

Chair Cassandra Wells committed that if the vote to adjust the contract rents is approved she would like to see the money put toward youth programming and making more positive changes within the developments.

Member Jennifer Pickering requested that the effective date of the adjustment be after December 1, 2019. David Nash stated that he would check on changing the adjustment effective date.

Raynetta Waters made a motion, seconded by **Tilman Jackson** to approve Operating Cost Adjustment Factor (OCAF) adjustment to RAD contract rents effective December 1, 2019 with an additional amendment to also increase the minimum contract rent.

The Board voted as follows:

AYE

Ms. Raynetta Waters
Ms. Jennifer Pickering
Mr. Tilman Jackson

NAY

Ms. Cassandra Wells

2) Approval of Resolution No. 2019-9, designating a Hearing Officer for Public Hearings in Connection with the Issuance of Tax-Exempt Bonds.

David Nash informed the members of the board that last year Lewis Isaac was appointed by the board to attend Public Hearings as an Officer for the issuance of tax-exempt bonds. He is requesting to be appointed as the Hearing Officer for these public hearings.

Raynetta Waters made a motion, seconded by **Tilman Jackson** to approve Resolution No. 2019-9, designation a Hearing Officer for Public Hearings in Connection with the Issuance of Tax-Exempt Bonds.

The Board voted as follows:

AYE

Ms. Cassandra Wells
Ms. Raynetta Waters
Ms. Jennifer Pickering
Mr. Tilman Jackson

NAY

3) Cancellation of the Board of Commissioners' October 23, 2019 regular meeting.

David Nash suggested that the October 23, 2019 regular meeting be cancelled due to no business items.

Raynetta Waters made a motion, seconded by **Tilman Jackson** to cancel the Board of Commissioners' October 23, 2019 regular meeting.

The Board voted as follows:

AYE

Ms. Cassandra Wells
Ms. Raynetta Waters
Ms. Jennifer Pickering

NAY

Mr. Tilman Jackson

- 4) **Approval of amendment to the aforementioned new business item; OCAF adjustment to RAD contract rents to include an increase in the minimum contract rent from \$25 increased by 2.6% (rounded to the nearest dollar), effective December 1, 2019.**

Vice Chair Raynetta Waters requested the minimum contract rent be increased to balance out the increase due to the RAD adjustment. David Nash committed to increasing the minimum contract rent by 2.6% (rounded to the nearest dollar) to be effective December 1, 2019.

Raynetta Waters made a motion, seconded by **Tilman Jackson** to approve an amendment to the aforementioned new business item; OCAF adjustment to RAD contract rents to include an increase in the minimum contract rent from \$25 increased by 2.6% (rounded to the nearest dollar), effective December 1, 2019.

The Board voted as follows:

AYE

Ms. Cassandra Wells
Ms. Raynetta Waters
Ms. Jennifer Pickering
Mr. Tilman Jackson

NAY

IV. **Unfinished Business**

None

V. **Public Comment**

None

VI. **Adjournment**

There being no further business to come before the Board, the meeting adjourned at 5:50 pm. The next meeting will be held at 6:00 pm on November 13, 2019 at Asheville Housing Authority Central Office, 165 S. French Broad Ave., Asheville, NC 28801.



Cassandra Wells, Chair

ATTEST:



David Nash, Secretary

