



Asheville Housing Authority
Commission Meeting Minutes
November 17, 2021

I. Work Session

The work session was held in the Central Office Board Room and began at 5:05 pm. The following commissioners were present: Gene Bell, Roy Harris, Tilman Jackson, Jennifer Pickering, Amy Kemp, Reginald Robinson and Gene Freeman.

Tilman Jackson opened the work session by introducing and welcoming **Gene Freeman** as our new Board member.

David Nash announced that **Robert Hooper** applied for and accepted a position with WCCA as their Housing Director. David and the board congratulated **Robert** on his new position and wished him well. **Robert** thanked the Housing Authority board and staff for support over the years.

David Nash discussed Reimagining Deaverview. As indicated at the last meeting, city staff were working on some language to us on Deaverview, but we haven't received it yet. We would like to move forward on our own property and submit an application to the Housing Finance Agency in January, while keeping our options open with the City. **Jennifer Pickering** asked about the timeline for the project and wants to be sure that residents in Deaverview are notified of our plan as soon as possible. David explained that we have been working closely with a committee of residents over the last year. Our timeline depends on if our application with the Housing Finance Agency is approved, and if it is, we could potentially see construction begin in 2023/2024. We will update the resident committee in December to receive their input on our revised plan.

David Nash discussed agenda item #1, Public Hearing on Asheville Housing Authority's 2022 Annual Plan and Authorization to Submit to HUD. David explained that he received some suggestions/comments from the Board, as requested, and took those into consideration. The goals are not ranked, but goals 1, 2, and 3 rose to the top of the document based on the comments and suggestions received from the Board. Additional language was added to goal 1 related to internal and external customer service, to be sure it's a high priority. **Jennifer Pickering** wants to be sure that we as an organization are customer friendly and that we take measures to improve the overall culture within our organization. David went on to explain that **Tara Irby** has a plan to work on building morale and communication with staff once she's back in the office full time.

David explained that goal #2, to redevelop and expand housing is going well as we are wrapping up with Maple Crest and have a plan to move forward with the Deaverview project. **Roy Harris** asked if we can take what we've learned with Maple Crest to make the

Deaverview project better. David explained that we want residents to only have to move once. The new plan calls for building 1-3 buildings on open areas of the property now, before any residents are relocated, so that residents in buildings that will be demolished in the next phase can move into those new buildings.

David Nash went over goal #3, preserve and improve existing Asheville Housing communities. **Tilman Jackson** asked what we are doing to make existing units better. **David** explained that we have several projects in the works such as new windows for Bartlett Arms. Every year the housing authority puts away around 2 million dollars for replacement reserves. We use that money for maintaining our developments by purchasing things like heating systems, windows and new appliances. We also remain committed to reducing gun violence by working with the community and police.

Gene Freeman inquired as to how much money we have in the replacement reserves accounts currently. David will get an account balance and report back to the Board.

David Nash went over goal #4, Promoting equity through homeownership and explained that he and Shaunda have had discussions about helping adding a staff position exclusively for homeownership. **Jennifer Pickering** asked if reparations can be made through the homeownership program. **David** said that the homeownership program is essentially a reparations program, allowing participants to use their federal HAP funds toward building equity and owning a home.

David Nash discussed Goal #6, Provide special needs housing opportunities for the homeless, survivors of domestic violence, people with disabilities, and people reentering our community from incarceration. David went over our waiting list preferences and explained how our preferences help provide housing to applicants experiencing hardships. **Gene Bell** wants to be sure that the agencies providing case management services are held accountable for doing their part with the tenant if a problem comes up. David said we will meet with each of our supportive services partners and ensure that they are being held accountable to their commitments. He also explained that we need to amend our Working/Elderly/Disabled admissions preference because it is not getting us many working families and is in fact bringing in individuals with special needs who don't have case management support. **Gene Bell** wants to make changes to our policy and practices that will benefit all residents' quality of life. **Tilman Jackson** added that he would like to focus on accountability of residents and cleaning up our developments. David explained that these are both covered in some detail in goal #3.

Work Session ended at 6:05 pm.

II. Regular Meeting - Call to order

Chair Tilman Jackson called the regular meeting of the Board of Commissioners to order at **6:10 pm on Wednesday, November 17, 2021** via Zoom and at the **Central Office, 165 South French Broad Avenue, Asheville, NC 28801**. Tilman Jackson conducted the roll call. The following Commissioners were present: Chair, Tilman Jackson, Vice Chair Jennifer Pickering, Gene Bell, Roy Harris, Amy Kemp, Reginald Robinson and Gene Freeman.

Approval of Minutes

Gene Bell made a motion, seconded by **Reginald Robinson**, to approve the minutes. The Commissioners unanimously approved the minutes of October 27, 2021.

Public Comment

Chair Tilman Jackson opened the floor for public comment before the meeting; Several residents and members of the community came to speak on various topics. Cassandra Wells inquired about the Southside Resident Association elections. Shuvonda Harper said a notice regarding Southside elections will go out to everyone next week.

Betsy Haber, resident of Larchmont Apartments spoke out on behalf of herself and several other residents of Larchmont with concerns about their Management Company, Partnership Property Management and building safety/maintenance. David Nash collected the names and phone numbers of all concerned residents and will arrange a follow-up meeting with MHO, which owns Larchmont, to address their concerns.

Shaunda Jackson introduced the new Hillcrest Resident's Association members. Angela Young, President of the Resident Association, spoke of the recent election of officers who include herself, Tiffany Davis, Vice President, Rochelle Clement, Treasurer, Iesha Ray, Secretary and Lolita Ray, Sergeant at Arms. Trina Goodman, former Resident Council leader and HACA Board member, was also present in support of the community. Tiffany Davis asked for help with a mice infestation in her apartment. David Nash agreed to ensure that staff investigate and resolve the infestation.

III. Bills and Communications

No report

IV. Report of the Secretary

October reports will be made in December, due to the early meeting date this month.

V. New Business

1. Public Hearing on Asheville Housing Authority's 2022 Annual Plan, and Authorization to Submit to HUD.

Tilman Jackson opened a Public hearing at 6:46 pm on Asheville Housing Authority's 2022 Annual Plan, and authorization to submit to HUD. **David Nash** gave a brief overview and explained that we've updated the goals and reordered them since we created the plan 2 years ago and we have also added new goals. We want to provide the best internal and external customer service to all. It's also important to make improvements to our communities, have safe and secure places for residents to live, expand equity through homeownership, and expand our HCV utilization.

Tilman asked if there was any public comment. **Jennifer Pickering** asked how the public can get a copy of our strategic plan. David said anyone can call and we will get a

VI. Unfinished Business

No unfinished business.

VII. Public Comment

Jennifer Pickering thanked Council and the Mayor for expanding the HACA Board; She's happy that there are now 7 on the Board and feels like it will be helpful.

VIII. Adjournment

There being no further business to come before the Board, the meeting adjourned at 7:06 pm. The next meeting will be held at the Central Office, 165 S. French Broad Ave., Asheville, NC 28801 on Wednesday, December 15, 2021 at 6 pm.



Tilman Jackson, Chair

ATTEST:



David Nash, Secretary