



Asheville Housing Authority Commission Meeting Minutes October 27, 2021

I. Work Session

The work session was held in the Central Office Board Room and via Zoom and began at 5:10 pm. The following commissioners were present at the Central Office: Gene Bell, Roy Harris, Tilman Jackson and Jennifer Pickering. Amy Kemp and Reginald Robinson were present via Zoom.

Gene Bell opened the work session with discussion on the recommendation of the 7th Board member. Three applicants were interviewed, Clayton Hurd, Terry Bellamy and Gene Freeman. The consensus after discussion was to recommend Gene Freeman to the Mayor.

David Nash gave an update on Reimagining Deaverview and the status of negotiations with the City of Asheville. David explained that we have had several conversations with City staff and they are not committing to a certain number of affordable units at this time. Under existing zoning on the 20 acres HACA owns, we could develop at least 320 units, ranging in affordability from 15% to 80% of area median income. The City owns 40 more acres near our 20, and it should be simple to spread those 320 units, along with other market rate units, across the 60 acres. If we commit to continue with the City, we would be obligated to plan for at least another year or longer, with no certain outcome. If we focus on our property, we could apply to the NC Housing Finance Agency in January for the first phase of the project. Even if that first application is not successful, we would have our foot in the door for future applications. We could also use available open space to begin the first phase without demolition of any current units, allowing residents to remain in place and start relocating after that construction phase is complete. The general consensus of the Board after discussion was, without a firm commitment from the City, we should focus on our property and get the application process started in January.

David Nash gave an update on the strategic plan. We haven't heard back from the facilitator yet, but David went through the notes and plan and rearranged the goals. We had 11 goals and have now narrowed it down to seven. The plan has also been rearranged to focus on priorities identified at the planning session, specifically moving preservation of our existing units higher on the list. We will need to have the public hearing on this and get it submitted to HUD in November, so David asked the Board to email him with their input before then. Of course strategic planning can continue, but we need to submit this year's version to HUD by mid-November.

Gene Bell discussed the need to choose the new Board Chair and Vice Chair. The Board members agreed to nominate Tilman Jackson as Chair and Jennifer Pickering as Vice Chair.

David Nash discussed agenda item #1, Resolution No 2021-4, Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds to Finance the Acquisition, Rehabilitation, Construction and Equipping of an Affordable Housing Development (Battery Park Apartments). The Housing Authority would issue tax exempt bonds to help fund the renovation of Battery Park Apartments, furthering our mission of preserving affordable housing and earning a modest issuer fee.

Work Session ended at 6:05 pm.

II. Regular Meeting - Call to order

Chair Gene Bell called the regular meeting of the Board of Commissioners to order at **6:07 pm on Wednesday, October 27, 2021** via Zoom and at the **Central Office, 165 South French Broad Avenue, Asheville, NC 28801**. Noele Tackett conducted the roll call. The following Commissioners were present: Chair Gene Bell, Vice Chair Jennifer Pickering, Member Roy Harris and Member Tilman Jackson. Present via Zoom, Member Amy Kemp and Member Reginald Robinson.

Approval of minutes from last meeting

Jennifer Pickering made a motion, seconded by **Roy Harris**, to approve the minutes. The Commissioners unanimously approved the minutes of September 22, 2021.

Public Comment

Chair Gene Bell opened the floor for public comment before meeting; Several Hillcrest residents came to support their community and explained that they are trying to get a Resident Association fully active again in Hillcrest.

III. Bills and Communications

David Nash gave an update on Tara Irby who had to be in the hospital for a couple of weeks; she is doing better and expects to make a full recovery. He announced that we will have an employee appreciation event, planned under Tara's leadership in November and although a date hasn't been set, we will let everyone know.

David provided an update on Maple Crest lease up. There are 212 units at Maple Crest and so far we have leased 156. That number includes 33 returning residents from the old Lee Walker Heights, 78 HACA families moving into project-based vouchers, and 36 HACA families using tenant-based vouchers. David thanked HACA staff for working diligently on this project. We would like to invite everyone to the ribbon cutting of Maple Crest on November 17, 2021 at 3:30 pm.

David commended Robert Butler on the great job he's done to help residents obtain tablets through the county. **Robert Butler** reported that so far 380 tablets have been distributed across all developments. HACA residents and recipients of public assistance such as EBT or Medicaid are eligible for a tablet for only \$11.00. The tablets are preloaded with WIFI and 12 GB of data to use per month.

David congratulated Allison Smith and Evette Smith as the new Property Directors and welcomed them to their new positions. **Allison Smith** reported that Read to Success has collaborated with Children First to share space in the 16 building at Pisgah View Apartments. Allison also introduced Devin Anderson as the new Site Manager of PVA.

IV. Report of the Secretary

a) Asheville Housing Properties

Noele Tackett reported the monthly Asheville Housing Properties occupancy report submitted with the board packet. She reported that they ended the month at 95% occupancy. There were 100 vacancies of which 8 in rehab due to fire damage, 88 being prepared for leasing and 4 ready to lease. The unit turn-around time continues to be higher than normal with material and appliance shortages making those turn times longer; Safety transfers and slow applicant follow-through have also delayed turn times.

b) Asheville Housing Vouchers

Brandy Woodard reported the monthly Asheville Housing Vouchers report as submitted with the board packet. We have a total of 3367 vouchers, 2882 available to lease, 2941 leased, 67 available, and 152 assigned/looking. There were 7 mobility moves, 31 move-ins, 16 move-outs, 233 inspections and 228 re-exams.

c) Family Self-Sufficiency

Karolina Hopkins presented the monthly Family Self-Sufficiency report submitted with the board packet. We have 241 participants, 153 established escrow accounts with \$798,690 in account balances and 72 homeowners. There are several upcoming Halloween events in PVA, DVA, Hillcrest, Klondyke and the Edington Center. Karolina commended Eric on recently getting his Real Estate license.

Eric Robinson reported that there are 72 graduates for the homeownership program including one new homeowner in September.

d) Financial Report

David Nash gave a brief overview of the financial report. Across the board revenues and expenses are tracking the budget year to date.

e) Residents Council Report

No report

V. New Business

1. Resolution No 2021-4, Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds to Finance the Acquisition, Rehabilitation, Construction and Equipping of an Affordable Housing Development (Battery Park Apartments).

Roy Harris made a motion, seconded by **Tilman Jackson** Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds to Finance the Acquisition, Rehabilitation, Construction and Equipping of an Affordable Housing Development (Battery Park Apartments).

The Commissioners unanimously approved.

The board voted as follows:

AYE NAY

Mr. Gene Bell
Ms. Jennifer Pickering
Ms. Amy Kemp
Mr. Roy Harris
Mr. Reginald Robinson
Mr. Tilman Jackson

2. Recommendation to the Mayor for the seventh Commissioner appointment.

Tilman Jackson made a motion, seconded by **Reginald Robinson** to recommend Gene Freeman for the seventh Commissioner appointment.

The Board voted as follows:

AYE NAY

Mr. Gene Bell
Ms. Jennifer Pickering
Ms. Amy Kemp
Mr. Roy Harris
Mr. Reginald Robinson
Mr. Tilman Jackson

3. Election of Board Chair.

Jennifer Pickering made a motion, seconded by **Roy Harris** to elect **Tilman Jackson** for the new Board Chair.

The Board voted as follows, with Mr. Jackson abstaining:

AYE NAY

Mr. Gene Bell
Ms. Jennifer Pickering
Ms. Amy Kemp
Mr. Roy Harris
Mr. Reginald Robinson

4. Election of Board Vice-Chair.

Roy Harris made a motion, seconded by **Tilman Jackson** to elect **Jennifer Pickering** as Vice-Chair.

The Board voted as follows, with Ms. Pickering abstaining:

AYE

NAY

Mr. Gene Bell
Ms. Amy Kemp
Mr. Roy Harris
Mr. Reginald Robinson
Mr. Tilman Jackson

VI. Unfinished Business

No unfinished business

VII. Public Comment

No additional public comment

VIII. Adjournment

There being no further business to come before the Board, the meeting adjourned at 6:38 pm. The next meeting will be held at the Central Office, 165 S. French Broad Ave., Asheville, NC 28801 on Wednesday, November 17, 2021 at 6 pm.



Tilman Jackson, Chair

ATTEST:



David Nash, Secretary