



Asheville Housing Authority
Minutes from
Regular Meeting of the Board of Commissioners
January 24, 2024, 6:00 pm
165 S. French Broad Ave., Asheville, NC 28801

I. **Work Session:** The work session was held at the Central Office, 165 S. French Broad Avenue, Asheville, NC 28801 and began at 5:35 pm following a move an amendment for a closed Work Session to discuss a personnel matter. The following commissioners were present: Tilman Jackson, Reginald Robinson, Roy Harris, Kidada Wynn, Jeff Farkas, Dr. Shantelle Simpson, and David L. Robinson.

Monique Pierre led the work session focused on the Rebranding of HACA to reshape past negative perception. The discussion emphasized portraying pride in the organization, presenting a positive and professional image, and introducing well-crafted elements. A proposed new name, “Monarch” symbolizes transformation and self-image elevation, while “Monarch Housing Solutions” represents the solutions offered. The proposed colors are burgundy and gold. Concerns were raised about culture and resident recognition, to which Monique assured that the assessments and community engagement efforts were underway to address these considerations. Presentation submitted with the Board Packet.

UPDATE: 2024 PHA Annual Plan – The 2024 PHA Annual Plan was mistakenly publicized as the “Administrative Plan” instead of the in tended “Annual Plan.” As a result, efforts are underway to gather feedback from representative residents across all sites to inform the updated plan. Monique Pierre and Shaunda Jackson will draft the updated plan, which will be published for 45 days. Feedback will be collected via email, and once finalized, the plan will be submitted to HUD. Additionally, discussions were held regarding the renewal of Wi-Fi contracts, with plans to renegotiate for better discounts and explore potential grant funding. The monthly cost for internet at each site is approximately \$3,000, totaling \$30,000 per month.

The work session ended at 6:04 pm

II. **Regular Meeting – Call to Order:**

Chair Tilman Jackson called the regular meeting of the Board of Commissioners to order at **6:07 pm on Wednesday, January 24, 2024** at the Central Office, 165 South French Broad Avenue, Asheville, NC 28801. The following Commissioners were present: Tilman Jackson, Reginald Robinson, Roy Harris, Kidada Wynn, Shantelle Simpson, David Robinson, and when Jeff Farkas was called he made the correction that his name is actually Scott Farkas.

Approval of Agenda: 6:09 pm

Reginald Robinson made a motion, seconded by **Tilman Jackson** to approve the November 15, 2023 Agenda

Approval of Minutes: 6:10 pm

Reginald Robinson made a motion, seconded by **Tilman Jackson** to approve the minutes of the November 15, 2023 meeting. The Commissioners unanimously approved the minutes since there was no December meeting.

Public Comment: 6:11 pm

Chair Tilman Jackson opened the floor at 6:16 pm for public comment and an allotment of three minutes was allowed for each comment.

No public comment

Chair Tilman Jackson introduced the New Board Members, Scott Farkas, Shantelle Simpson, and David Robinson, whom prefers t

III. Report of the Secretary: 6:13 pm

1. Executive Report

Monique Pierre introduced *Jeffery Barton, the new Exec. Director of Mountain Housing Opportunities*. He, along with his colleague Maggie, discussed the ongoing efforts to reimagine the Deaverview Housing Property as the development partner. He explained that the community engagement process faced unprecedented challenges due to the onset of the COVID-19 pandemic. The project also involves various third-party providers, architects, engineers, and funding partners including the City of Asheville and the County, which have committed a total of \$5,000,000 towards the project. Explaining the decision to scale back the initial phase from 82 to 58 units was driven by financial considerations and the need for additional funding sources to ensure project viability. The team is awaiting the outcome of the preliminary application and is exploring various avenues to secure additional funding, including potential reinvestment from previous funding sources and other investors. The next steps include finalizing the full application, with a focus on engaging residents and fostering partnerships to position the project favorably for potential funding opportunities such as HUD's Choice Neighborhoods program.

2. Financial Report: 6:24 pm

Tara Boestan Smith presented the financial report, detailing the closeout of the 2023 fiscal year. The year ended on a strong note, with expenses significantly lower than expected. Our net income for the year either met or exceeded expectations. However, expenses were much lower, resulting in a net income above expectations. Although

total expenses exceeded the plan, the higher net income was achieved through additional funding. Further review and reconciliations are planned, with potential adjustments to ensure the accuracy of our financial statements. Any necessary amendments will be submitted in the upcoming board meeting.

3. Family Self Sufficiency/Homeownership: 6:29 pm

Shaunda Jackson presented two FSS Graduates, Eric Robinson and Robert Butler, who have both completed the FSS and Homeownership Classes.

IV. New Business: 6:30 pm

1. Resolution 2024-1 – See attached report in packet

The Board voted as follows: **6 - 1**

AYE

NAY

Tilman Jackson

Reginald Robinson

Roy Harris

Kidada Wynn

Jeff Farkas

Shantelle Simpson

David L. Robinson, Sr.

Roy Harris

Scott Farkas

MOTION

SECOND

2. Resolution 2024-2 – See attached report in packet

The Board voted as follows: **7 - 0**

AYE

NAY

Tilman Jackson

Reginald Robinson

Roy Harris

Kidada Wynn

Jeff Farkas

Shantelle Simpson

David L. Robinson, Sr.

David L. Robinson, Sr.

Reginald Robinson

MOTION

SECOND

3. Resolution 2024-3 – See attached report in packet

The Board voted as follows: **7 - 0**

AYE

NAY

Tilman Jackson

Reginald Robinson
Roy Harris
Kidada Wynn
Jeff Farkas
Shantelle Simpson
David L. Robinson, Sr.

Reginald Robinson
MOTION

Roy Harris
SECOND

4. Resolution 2024-4 – See attached report in packet

The Board voted as follows: **7 - 0**

AYE

Tilman Jackson
Reginald Robinson
Roy Harris
Kidada Wynn
Jeff Farkas
Shantelle Simpson
David L. Robinson, Sr.

NAY

Shantelle Simpson
MOTION

Kidada Wynn
SECOND



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Tilman Jackson, Board Chair

ATTEST:

Monique Pierre, Secretary