



**Asheville Housing Authority**  
**Regular Meeting of the Board of Commissioners**

Draft Minutes: April 24, 2024

Meeting Location: Edington Center 133 Livingston St., Asheville 28801

**I. Work Session Meeting Opening & Roll Call:**

Chairman Jackson opened the Work Session and asked for roll call at 5:07 PM

**Board Members present:** Tilman Jackson, Board Chair, Reginald Robinson, Board Vice-Chair, Commissioner Scott Farkas, Commissioner Roy Harris, Commissioner, Commissioner Kidada Wynn. Vice Chair Reginald Robinson was not present at roll call but joined the meeting during closed session. Commissioner Simpson was absent due to illness HACA President & CEO Ms. Monique Pierre was also present at the meeting.

- **Approval of Agenda**

**Commissioner Farkas moved** to approve the agenda as presented. **Commissioner Harris seconded** the motion. The Commissioners unanimously approved the agenda as presented.

- **Retire to Closed Session – 5:09 PM**

**Commissioner Farkas moved to retire to closed session:** Pursuant to Subsection 143-318.11(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. **Commissioner Wynn seconded.** The Commissioners present unanimously approved the motion.

- **Returned from Closed Session – 6:20 PM**

**Commissioner Harris moved to end the closed session. Commissioner Farkas seconded.** The Commissioners present unanimously approved the motion.

- **Additional Business**

1. **Community Center Resident Survey Results – Authur Edington Center**

- Shaunda Jackson and Karolina Hopkins explained the process that they followed for gathering community and resident survey results and touched on the demographics.

[Click here](#) to view Resident Survey results.

2. **Annual Plan Doc Review**

- Ms. Pierre reviewed the final Annual Plan as well as the HUD Documents and Certification, in preparation for the final resolution to be presented for approval during the regular session.

[Click here](#) to view Annual Plan documents.

- **Meeting Adjourned at 6:40 PM**

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## II. Regular Session Meeting Opening & Roll Call:

Chairman Jackson opened the Regular Session at 6:45 PM.

**Board Members present:** Tilman Jackson, Board Chair, Reginald Robinson, Board Vice-Chair, Commissioner Scott Farkas, Commissioner Roy Harris, Commissioner Kidada Wynn. HACA President & CEO Ms. Monique Pierre was also present at the meeting.

- **Approval of Agenda:**

**Commissioner Harris moved** to approve the agenda as presented, **Commissioner Kidada Wynn seconded** the motion. The Commissioners unanimously approved the agenda as presented.

- **Approval of Previous Minutes: March 27, 2024**

**Commissioner Roy Harris moved** to approve the minutes from March 27, 2024 meeting, as presented. **Commissioner Shantelle Simpson seconded** the motion. The Commissioners unanimously approved the previous meeting minutes from March 27, 2024.

- **Resident Services presented and Acknowledged FSS Graduates**

- Graduates: Shareka Smith and Ataurus Lenoir presented by Karolina Hopkins
- Graduates: Ana McLeod, Shatikqua Williams and Briana Weston presented by Eric Robinson
- Graduate: Dynesha Miller presented by Robert Butler

- **Public Comment**

There were upwards of 250 residents and members of the community present to discuss Southside Gardens, and the proposed resolution to make the space more accessible, and to better serve to the children and residents in the community.

Chairman read out the [Rules of Conduct for Public Comment](#)

There were 10 speakers from the attendees who represented Southside Community Gardens staff, Residents, and community interest groups.

Ms. Pierre thanked all of the members of the public for taking the time to attend and making their voices heard. She wanted everyone to know that there is no fight here – we are in solution mode. We are on a path forward. She encouraged people to continue to reach out to her directly, but please leave a phone number where I can reach you. Email is not an effective way to work together.

We will continue to work together, including with the City of Asheville, to come up with solutions. We have obligations to HUD and the federal government that we have to abide by, but there is no rush. We will work together.

- **Report of the Secretary**

1. **Executive Report ([click to view full report](#)):**

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**URGENT NEWS:** There was a fire at the 36 Building at Hillcrest on March 31, 2024. There was some smoke and fire damage, but the structure is still intact. It is believed that this was attempted arson and APD is investigating. Ms. Scott is working with our insurance company to get the adjuster out to the site and file the appropriate claims.

There have been three significant incidents that required police involvement. A firearm was discharged into an occupied dwelling on Granada Street and into vehicles causing damage to personal property on Stewart Street, a weapons violation also occurred at Deaverview.

The Vehicle Registration policy is being enforced at all properties to help ensure that all residents have a safe place to park their cars. The property managers have been communicating the guidelines for this process to the residents in anticipation of starting this enforcement.

**Commissioner Harris asks:** How long will it take to complete the vehicle registration process. **Ms. Pierre responded** that the registration process is being rolled out by site. May 1<sup>st</sup> will be able to begin enforcement of dealing with untagged vehicles, or unregistered vehicles.

Human Resources is very busy with many new applicants interested in working with HACA. The tide has turned and there has been a nice increase in quality applicants.

Community Relations continues to strengthen as HACA is present and participating in many cross functional community action groups, including Asheville-Buncombe Continuum of Care, Asheville City Schools. Remaining focused on our children takes top priority.

## 2. **Financial Report** ([click here for full report](#)):

HACA has chosen an independent Auditor, and the RFP administration process is ongoing. The award was given to [Novogradac](#). The next step will be a presentation for the Board so that you can meet them and get to know them.

## 3. **HCVP Report** ([click here for full report](#)):

In April we had another pull of 300 applicants from the wait list, and we are working really hard to place people. We continue to engage with other non-profits to form partnerships, Helpmate being one of them.

Project based voucher initiatives are increasing. Developers are looking for us to provide PBV's for their projects. We have a current RFP out through our Procurement department. We have developed an e-procurement site so that the process remains accessible, transparent, and fair to all applicants. We are working hard to get this going in time for the May 10<sup>th</sup> Tax Credit deadline.

- **New Business:**

1. **Consent Agenda to accept all Resolutions:**

Consent Agenda – The following Resolutions are presented for the consideration of the Board of Commissioners, as drafted.

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Chairman asked for a motion to accept Resolutions as presented, without verbal recitation.

**Commissioner Harris moved** to accept the Consent Agenda and all resolutions as written, presented, and without verbal recitation. **Vice Chair Robinson seconded**. The Commissioners unanimously approved the Consent Agenda.

- [Resolution 2024-12: Annual Plan Final Approval](#)
- [Resolution 2024-13: Lake Shore Villas Final Approval](#)
- [Resolution 2024-14: Rocky River Apartments Inducement](#)

- **Meeting Adjournment: 8:11 PM**

The next scheduled meeting is Wednesday, May 22, 2024, at HACA Central Offices located at 165 South French Broad Ave., Asheville, 28801.



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Meeting Location: HACA Central, 165 S. French Broad Ave., Asheville

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Tilman Jackson, Board Chair

**Date:** \_\_\_\_\_

**ATTEST:**

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Monique L. Pierre, Secretary

**Date:** \_\_\_\_\_

*Transcribed by: Cherin Marmon-Saxe, Executive Assistant to President & CEO*