



The Housing Authority of the City of Asheville (“HACA”) held a regular meeting at HACA’s administrative offices located at 165 South French Broad Avenue, Asheville, NC on Wednesday, April 22, 2026 at 5:00 p.m.

There was a closed session.

Commissioners Present: Chairman Mychal Bacoate, Vice Chair Kimberly Collins, Commissioner Sean Aardema, Commissioner Scott Farkas, Commissioner Carol Goins, and Commissioner David L. Robinson Sr.

Commissioners Absent:

Commissioner Maggie Slocumb, Commissioner Laura Sotelo-Garcia, and Commissioner Kidada Wynn

A quorum was present.

Others Present: Ella Santos, *President & CEO*; Rodney Norman, *Sr. Advisor to CEO*, Cherin Marmon-Saxe, *Executive Assistant to the President & CEO*; and Cindy M. Rice, Roberts & Stevens, P.A., *Legal Counsel*

Guests: Kristen Kirby, McGuire Woods, *Bond Counsel*

Call to Order: The Chair called the meeting to order at 5:12 p.m. The Chair read the Mission and Core Values of HACA.

Commissioner Roll Call: Ms. Marmon-Saxe called the roll to determine all Commissioners in attendance.

Approval of Consent Agenda: The Chair indicated that the meeting agenda needed to be modified by moving the Operational Overview and Remarks from the President & CEO to just after the FSS Graduates Presentation. Commissioner Aardema made a motion to approve the entire Consent Agenda, with the amendment to the meeting agenda, as noted by the Chair. The motion was seconded by Commissioner Goins. The motion carried unanimously (6-0).

Approval of Closed Session Minutes: Ms. Rice handed out the draft minutes from the April 3, 2026 closed session to the Board for their review. Ms. Rice then collected the draft closed session minutes from the Board. Following the Board’s review, Commissioner Goins made a motion to approve the closed session minutes for the April 3, 2026 Special Meeting and to seal and withhold such minutes from public inspection so long as public inspection would frustrate the purpose or purposes thereof. The motion was seconded by Commissioner Collins. The motion carried unanimously (6-0).

Asheville Housing Authority - Board of Commissioners Meeting Minutes: April 22, 2026

Presentation – Resolutions:

By Kristen Kirby, McGuire Woods, *Bond Counsel*

Ms. Kirby presented seven resolutions for bond inducements for Board consideration and approval, as well as a findings resolution and a final resolution for the issuance and sale of bonds related to the Pine Lane Apartments project. She presented a brief overview of the project related to the inducement resolutions as follows:

- **50 Cox Avenue:** Developer is 50 Coxe Harmony Housing, LLC; Project located in Asheville, NC; 203 unit affordable housing development; multi-family housing revenue bonds not to exceed \$25,000,000.
- **Arden Terrace:** Developer is Atlantic Housing Foundation; Project located in Asheville, NC; 127 unit affordable housing development; multi-family housing revenue bonds not to exceed \$12,500,000.
- **Birkshire Trace:** Developer is Taft Mills Group, LLC; Project located in Fletcher, NC; 115 unit affordable housing development; multi-family housing revenue bonds not to \$14,000,000.
- **Ferry Road I:** Developer is Mountain Housing Opportunities, Inc. and Urban Atlantic; Project located in Asheville, NC; 200 unit affordable housing development; multi-family housing revenue bonds not to \$17,500,000.
- **Ferry Road II:** Developer is Mountain Housing Opportunities, Inc. and Urban Atlantic; Project located in Asheville, NC; 70 unit affordable housing development; senior housing revenue bonds not to \$7,500,000.
- **Sweeten Grass Trace:** Developer is Taft-Mills Group, LLC; Project located in Asheville, NC; 153 unit affordable housing development; multi-family housing revenue bonds not to \$16,000,000.
- **Vista Trace:** Developer is Taft-Mills Group, LLC; Project located in Asheville, NC; 137 unit affordable housing development; multi-family housing revenue bonds not to \$15,000,000.

Ms. Kirby reminded the Board that the inducement resolutions were preliminary and allowed the developers to submit an application to the North Carolina Housing Finance Agency (NCHFA) for approval. She added that, if approved by NCHFA, the projects would come back to the Board for final approval and issuance of the bonds.

Ms. Kirby then presented a brief overview of the Pine Lane Apartments resolutions as follows:

- **Pine Lane Apartments Issuance and Sale:** Developer is Roers Asheville Apartments Owner, LLC; Project located in Asheville, NC (The Dayton); 126 unit affordable housing development; multi-family housing revenue bonds in one or more series in an aggregate principal amount not to exceed \$18,020,000.
- **Pine Lane Apartments Findings:** Developer is Roers Asheville Apartments Owner, LLC; Project located in Asheville, NC (The Dayton); 126 unit affordable housing development; multi-family housing revenue bonds in one or more series in an aggregate principal amount not to exceed \$18,020,000.

Asheville Housing Authority - Board of Commissioners Meeting Minutes: April 22, 2026

Ms. Kirby explained that the findings resolution was to comply with the findings required under North Carolina law; and the issuance resolution was to authorize the issuance of the bonds and to authorize the officers to sign the necessary documents. She added that they were looking to close on the bonds in June of 2026, and that the documents were currently under review by legal.

Commissioner Farkas inquired about why so many resolutions were coming before the Board at one time. Ms. Kirby indicated that there were a lot of resolutions before the Board because this is the funding season for NCHFA and applications were being submitted at this time, but also because of the availability of disaster relief funds related to Hurricane Helene.

Ms. Rice inquired of Ms. Kirby whether the Board could approve all of the resolutions in one Motion or if she needed separate motions for the Pine Lane Apartments resolutions. Ms. Kirby indicated that one motion would be acceptable.

There were no additional questions or further discussion by the Board. Commissioner Goins made a motion to for the approval of the following Resolutions:

- Resolution #2026-13: 50 Coxe Avenue Bond Inducement
- Resolution #2027-14: Arden Terrace Bond Inducement
- Resolution #2026-15: Birkshire Trace Bond Inducement
- Resolution #2026-16: Ferry Road I Bond Inducement
- Resolution #2026-17: Ferry Road II Bond Inducement
- Resolution #2026-18: Pine Lane Apartments (The Dayton) Issuance and Sale
- Resolution #2026-19: Pine Lane Apartments (The Dayton) Findings
- Resolution #2026-20: Sweeten Grass Trace Bond Inducement
- Resolution # 2026-21: Vista Trace Bond Inducement

The motion was seconded by Commissioner Collins. The Motion carried unanimously (6-0).

Presentation- Christine Weston Avery:

CiCi Weston, CEO and Kyla Morton, COO

Ms. Santos presented CiCi Weston, CEO and Kyla Morton, COO with Christine Weston Avery Learning Center (CWA). Ms. Weston then spoke about CWA. She explained that it was a non-profit educational program that served students in Asheville and Buncombe County from ages 6 weeks to 22 years old through five programs: early learning program, including two NC pre-K sites; school aged program; after school and summer enrichment program; workforce program; and a music is life program. Ms. Morton then added that CWA operates two sites in Asheville and one in Swannanoa and serves approximately 220 students per year. She emphasized CWA's goal to provide affordable and accessible childcare without sacrificing quality. She also explained that they would be starting, in collaboration with PEAK Academy, at the Edgerton Center as of May 4, 2026. Ms. Morton added that CW is a licensed childcare program in North Carolina and hopes to get the Edgerton Center program licensure as well.

Asheville Housing Authority - Board of Commissioners Meeting Minutes: April 22, 2026

Commissioner Goins asked about the increase in students as CWA expands to the Edington Center, and Ms. Morton indicated that they anticipated about a 15% increase in students during the summer programming. Commissioner Collins commented on the quality of services provided by and thanked CWA for stepping in to fill the gap needed.

Presentation- FSS Graduates:

Karolina Hopkins, Morgan Miller, Robert Butler

Ms. Santos introduced members of the Family Self Sufficiency (“FSS”) Program team as follows: Karolina Hopkins, FSS Program Manager, who has been with HACA for 10 years; Morgan Miller, FSS Program Coordinator, who has been with HACA for 5 years; and Robert Butler, FSS Program Coordinator, who has been with HACA for 8 years.

Ms. Miller then presented FSS graduate, Deja Benton (who was unable to attend), and described some of her accomplishments, including professional development and financial education through the FSS Program.

Mr. Butler presented FSS graduate, Thomas Borrosco (who was unable to attend) and described some of his accomplishments, including financial education, entrepreneurial endeavors, and expansion of his skills and certifications. Mr. Butler also applauded Mr. Borrosco’s efforts during Hurricane Helene.

Finally, Mr. Butler also presented FSS graduate, Opeoluomisade Mustakem (who was in attendance), and described some of her accomplishments, despite major life challenges, including obtaining her high-school diploma, maintaining employment, and financial education through the FSS Program.

Operational Overview.

Ella Santos, President and CEO

Ms. Santos introduced three key members of her team and explained that in the COO’s absence the team would be reporting on the current status of operations.

- Allison Smith, Director of Property Management, has been with HACA for 23 years and she oversees operations across the entire HACA portfolio. Ms. Smith gave a brief update of her efforts.
- Noelle Tackett, Director Housing Choice Voucher Program, has also been with HACA for 23 years. Ms. Tackett gave an update on vacancies, move-ins and applications being vetted and explained that they are working towards 93% occupancy.
- Sheri Guyton, Director Property Maintenance, has been with HACA for 10 years. Ms. Guyton explained that she had been in the position for 2.5 weeks, and that they were working towards implementing centralized maintenance. She also indicated that abatements are down to 13.

Remarks from the President & CEO

Ella Santos, President & CEO

Ms. Santos advised the Board that her team had been looking at operations, resources and needs of residents, and that they are being intentional on how to move forward to be sustainable. She emphasized that the core focus must be on housing operations and providing well-maintained units that meet the required standards. She also discussed her team's efforts to take a responsible approach to HACA's financial reality and to ensure long term sustainability. She indicated that HACA is prioritizing safety across all communities and briefly touched on the MOU with APD for supplemental personnel and a community policy approach. She added that they had received good feedback from residents on these efforts. Ms. Santos mentioned that HACA would be hosting community events to build relationships between residents and officers. Ms. Santos noted that there would be a significant period of change and restructuring at HACA, but that the staff was resilient and supportive. She thanked the Board for guidance and oversight throughout the process.

Public Comment:

Ms. Chloe Moore provided public comments regarding the status of Southside Community Farm. She stated that they are harvesting an abundance of Spring crops right now, and that they are about to start planting summer crops. She mentioned that the farm was having a community potluck and volunteer day on Sunday at 1pm. She also mentioned the growth of the "grow your own program" and noted that they now have 8 container gardens with 2nd year participants, and 5 new resident gardens. She mentioned that they'd had classes from Peak Academy on the farm for lessons (planting, watering, tasting, etc.) this week. Finally, she noted that they would be bringing back the free - delivery program for about 45 homes per week.

Celebration:

Ms. Santos took a minute for the Board, Staff and all those in attendance to wish the Board Chair a Happy Birthday!

Closed Session:

At approximately 6:08 p.m. Commissioner made a motion to go into closed session in accordance with N.C. Gen. Stat. Section 143-318.(a)(3) to consult with the Authority's legal counsel in order to preserve the attorney client privilege, and to consider personnel matters. The motion was seconded by Commissioner Collins. The motion carried unanimously (6-0).

Return to Open Session: At approximately 6:38 p.m. the Commissioners returned to open session and Commissioner Goins made a motion to seal the minutes of the closed session just completed so long as release of said minutes would frustrate the purpose or purposes thereof. Commissioner Collins seconded the motion. The motion carried unanimously (6-0).

Meeting Adjourned: At approximately 6:39 p.m., Commissioner Collins made a motion to adjourn. Commissioner Goins seconded the motion. The motion carried unanimously (6-0).



03/05/2026 Special Board meeting Minutes Respectfully Submitted by:

Cindy M. Rice, Legal Counsel to the HACA Board

APPROVED:

Mychal Bacoate, Board Chair

Date:

ATTEST:

Ella Santos, Secretary

Date:
