

July 10, 2018
Regular & Annual Meeting of the Board of Commissioners of the
Housing Authority of the City of East Point, GA
5:30 PM
3056 Norman Berry Drive, East Point, GA

1. Call to Order/Roll Call

1.1 Ms. Adams, Ms. Allen, Ms. Aziz, Dr. Lovett, Mr. Newman,

1.2 Moment of Silence/Prayer

2. Motion to adopt the Agendas for July 10, 2018 Regular & Public Hearing Board Meeting

Comment: Agendas of the July 10, 2018 Regular & Public Hearing Board Meeting were previously distributed.

Notice of the June 26th, 2018 Regular Board Meeting date change was emailed to the Atlanta Daily Report (ALM, the official legal organ of Fulton County), along with the 2nd notice of the Public Hearing. The legal notice was posted on 6/26/2018 at 8:34 AM. The public meeting notice changes were posted at the offices and website (www.eastpointga.org) of the HACEPG.

3. The Board of Commissioners will pause the Regular Board Meeting promptly at 6:00 PM for the purpose of opening the Public Hearing Meeting for the 2018 Annual & 5-Year Agency Plan

Comment: The Public Hearing meeting(s) were held in May of 2018 with staff, Resident Advisory Board and Resident Council Members, Public Housing and Section 8 participants and the community to review past performance of the Housing Authority and to review the proposed 2018 Annual Plan. Background on the Annual Plan ~ The Quality Housing and Work Responsibility Act of 1998 requires any housing authority that administers the Section 8 Housing Choice Voucher program and/or any public housing units to adopt a PHA Plan with two components: the Five-year Agency Plan and the Annual Plan. By regulatory requirement, the PHA Plan must be adopted by a Housing Authority resolution during a public meeting.

4. Old Business

4.1 Motion to approve Minutes of the May 31, 2018 Regular Board Meeting

Comment: Minutes of the May 31, 2018 Regular Board Meeting were previously distributed.

4.2 Hillcrest Homes and Nelms House Property Update

Comment: Mr. Spann will provide an update as it relates to Hillcrest Homes and Nelms House properties.

Receive Comments from Mr. Spann and/or Mrs. Furin

4.3 Martel Homes Property Update

Comment: Mr. Spann will provide an update as it relates to Martel Homes property.

Receive comments from Mr. Spann

4.4 East Point Community & Economic Development Corporation (EPCEDC) Update

Comment: Mr. Spann will provide an update as it relates to the EPCEDC.

Receive Comments from Mr. Spann

4.5 Fairburn Housing Update

Comment: An update will be provided as it relates to EPHA's management of Fairburn Housing Authority.

Receive comments from Mr. Spann and/or Mrs. Hinton

4.6 Update Board on Rental Assistance Demonstration (RAD)

Comment: Mr. Spann will provide an update as it relates to the status of EPHA's RAD program.

Receive comments from Mr. Spann and/or Mrs. Hinton

5. New Business

5.1 Solicitation of Public Comment

Comment: Public comment will be taken according to the sign-in sheet

5.2 Monthly Agency Reports

Comment: Mr. Spann will provide insight and answer questions regarding financial and program reports, strategic plan updates and other agency issues. The Agency Report includes activity for the month of May, 2018, and Financials for the month of May 2018. The

aforementioned report(s) were previously distributed with the board packet.

Receive comments from Mr. Spann

5.3 Discuss Public Hearing as it relates to the 2018 Annual & 5-Year Plan

Having made the 30 day comment period and 45 day public meeting notices (Newspaper, City of East Point, Internet/Social Media, Website, and EPHA offices), the 2018 Annual & 5-Year Plan opened to the PH and Section 8 participants for an opportunity to view and/or discuss the Annual & 5-Year Plan before Board approval and transmission to HUD.

Receive comments from Mr. Spann

5.4 Resolution No. 2018-07-01 to Approve and Electronically Submit the 2018 Annual & 5-Year Plan to HUD

Comment: The staff has met with the Advisory Board, Resident Council, and Program Participants on four occasions to receive input on the Annual and 5-Year Plan and has incorporated the items discussed into the plans. The next step is Board Approval and the electronic submittal of the Plans to HUD for review and approval. The deadline for submittal is July 16, 2018.

Receive comments from Mr. Spann

5.5 Discuss and Approve Resolution No. 2018-07-02 to implement a Smoke Free Policy for the Housing Authority.

Comment: HUD strongly encourages Public Housing Agencies (PHAs) and all multifamily housing owners/agents to implement smoke-free policies in all their properties. Furthermore, December 5, 2016, HUD published a final rule for each Public Housing Agency administering low-income, conventional public housing to initiate a smoke-free policy. The effective date of the Rule is February 3, 2017, and it provides an 18-month implementation period. All PHAs must have a smoke-free policy in place by July 31, 2018.

Receive comments from Mr. Spann and/or Mrs. Hinton

5.6 Discuss and Approve Resolution No. 2018-07-03 amending the Land Use Restriction Agreement (LURA) to appoint Regions Bank as the compliance monitoring agent on our behalf for the remainder of that period of time.

The Housing Authority issued bonds in August 2005 to construct multi family housing at Laurel Ridge (Washington Road), which is now known as Leyland Pointe. The Borrower has made a decision to redeem the Bonds and refinance the project through a conventional loan, but the LURA remains in effect for 15 years from the date that the housing became 50% occupied, so that it will continue to run. This Restriction Agreement is required by the

Internal Revenue Code. The Borrower has requested that the Housing Authority authorize an amendment of the LURA to appoint Regions Bank (currently the Trustee) as the compliance monitoring agent on our behalf for the remainder of that period of time.

Receive comments from Michael Spann and Mrs. Furin

- 5.7 Motion to enter into Executive Session Motion for the purpose of discussing Housing Authority Matters
- 5.8 Motion to reconvene in Open Public Session
- 5.9 Motion to Adjourn