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Housing Authority of the City of East Point, Georgia

Regular Meeting

January 28, 2020

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, January 28, 2020 at 5:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting. All Commissioners waived notice of the meeting. There was no December 2019 regular meeting.

Ms. Allen called the meeting to order at 5:30 PM.

Those answering the roll call were:

Ms. Allen, Ms. Adams, and Ms. Aziz. Dr. Lovett arrived at 5:51PM.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Luveell Porter, Rejeana Prothro, and Voloria Stewart. Andreana Jackson, former President of the Residents' Association. Torian Priestly and Cortez Carter from The Benoit Group.

Ms. Allen opened the meeting with a moment of silence.

Upon motion of Ms. Adams, seconded by Ms. Aziz, the Board voted unanimously to adopt the Agenda.

Mr. Priestly and Mr. Carter presented an update on the Hillcrest Senior project to the Board. They expect total construction to take until the end of July 2020, but will begin pre-leasing at the end of February 2020. There have been no cost overruns, and they have been able to upgrade many amenities, including cabinets and flooring. Dorchester Management will meet with EPHA staff to discuss eligible voucher tenants. The first building could be ready for tenants in May 2020. They also discussed Phase II, which would have a different appearance than Phase I and contain 165 units of mixed income senior housing.

The Board asked questions regarding the amenities for Phase I, including the security camera system and emergency services within the units. Mr. Priestly explained how the Wait List will work with persons who are current HACEPG residents, and persons on the existing HACEPG Wait List, and explained the property management system. The Board asked questions regarding the household income limits, and visitation for grandchildren. Mr. Priestly and Mr. Carter discussed the market studies for senior affordable housing, and usual tenant guidelines re: pets, no smoking, etc.

On motion of Ms. Adams, seconded by Ms. Aziz, the Board voted unanimously to approve the minutes of the regular meeting held November 19, 2019.

Mr. Spann introduced Ms. Andreana Jackson, former President of the Residents' Association, who should be sworn in soon by the Mayor to be the new Resident Commissioner for the HACEPG.

Mr. Spann updated the Board on the Martel property: Staff has continued to work with the City of East Point to identify sources of flooding related to the storm drains in some areas of the parking lots. Mr. Spann has

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obtained estimates for increasing the exterior surveillance cameras (and upgrading to digital cameras), but is seeking additional quotes. The NAACP is working on the 2020 census participation and increasing the GED program participation. Ms. Adams discussed how staff identifies the need for a GED program, and ways to research the need. Staff responded regarding ways to research educational levels of participants. Mr. Spann discussed the Connect Home HUD program, to partner with T-Mobile internet to provide free tablets and low cost internet to participants. Ms. Aziz mentioned another low cost program through Comcast that is dependent on qualifying for SNAP benefits. Ms. Adams asked Mr. Spann why we have so few senior participants, and staff responded that they have many housing options, and most of our public housing units are family focused.

Mr. Spann discussed the EPCEDC (East Point Community and Economic Development Corporation): The Board met on December 12, 2019. Ms. Aziz was seated on the Board. Ms. Cloud has not been able to join the Board yet. The Board will discuss their strategic plan after the HACEPG Board formulates their plan.

Mr. Spann discussed the Fairburn Housing Authority: Ms. Stewart stated that the Fairburn HA will open their Public Housing Wait List in December, because it is under 100 now. It will be published online, in Spanish and English, and there will be a call in number for hearing impaired applicants. In response to Board questions, Ms. Stewart and Ms. Prothro discussed the low number of vacancies, the high turnover on the Wait List, and preferences on the Wait List can be established in the ACOP.

The Board generally discussed training on the basic housing programs offered by the HACEPG, including HUD options, and planning a retreat. Staff discussed providing a summary of the Administrative Plan to the Board.

Mr. Spann discussed the Rental Assistance Demonstration (RAD) program: Application is on hold, pending the Board retreat.

Mr. Spann discussed Resolution 20-01-01, related to responses submitted for RFQ No. 2019-10-01 (Nelms House Master Development): The Board voted on August 27, 2019, to issue an RFQ for Development Partner(s) for Nelms House property; submittal deadline was November 21, 2019. Staff received 5 responses, detailed on the handout, and the evaluation committee chose two top respondents: The Housing Development Corporation and the Vecino Group. Dr. Lovett asked questions concerning the RFQ, and Mr. Spann responded that the parameters regarding the development plan were open to the respondents, regarding demolition, renovation, the type of housing and funding. On motion by Ms. Aziz, seconded by Ms. Adams, the Board voted unanimously to approve Resolution 20-01-01, to authorize Mr. Spann to interview and negotiate with the two chosen developers.

Public Comment: There was no public comment.

The Monthly Agency Reports were previously distributed to the Board via the documents on the website/email. Mr. Spann briefly discussed the financial reports, including answering Dr. Lovett's question regarding the Norman Berry Village PH subsidy entry, and discussed EPCEDC bank account, the maturation of one 6 month CD and the Bank of Ozark new branch in East Point.

On motion of Dr. Lovett, seconded by Ms. Adams, the Board voted unanimously to table Item 5.3 (Ethics Policy) to the next meeting, in light of the time.

On motion of Dr. Lovett, seconded by Ms. Aziz, the Board voted unanimously to adjourn the regularly scheduled

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meeting at 7:30PM.