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Housing Authority of the City of East Point, Georgia

Regular Meeting

February 25, 2020

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, February 25, 2020 at 5:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting. All Commissioners waived notice of the meeting.

Ms. Allen called the meeting to order at 5:39 PM.

Those answering the roll call were:

Ms. Allen, Ms. Adams, and Ms. Aziz. Dr. Lovett arrived at 6:00PM.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Luvell Porter, Rejeana Prothro, Vanessa Fleming, and Denise Jones. Andreana Jackson, former President of the Residents' Association and Tonya Woodard, Resident Association Member. Rosemary Cloud, former Fire Chief of East Point. Rev. C.J. Holloman, of Grant Chapel AME Church, East Point.

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

Upon motion of Ms. Aziz, seconded by Ms. Adams, the Board voted unanimously to adopt the Agenda, moving Item 3.4 to the beginning of the Agenda.

Mr. Spann and Ms. Furin explained the bond inducement resolution for redevelopment of Nelms House, and Mr. Spann discussed the background of choosing The Vecino Group as the development partner. There were two respondents chosen from the RFQ process, The Vecino Group and Housing Development Corporation. However, when he got back in touch with Housing Development Corporation, they were too busy at the time to take on this project. At the same time, the EPHA received notice from the Department of Community Affairs that they were issuing a moratorium on 4% tax credits, and we met that deadline with the assistance of The Vecino Group. Developers are now concerned that the Department of Community Affairs may issue some sort of restriction on bond financing, even though it is not the same type of issue with their control or concern. Mr. Spann and Ms. Furin had a conference call with Sharon Guest, Pierce Walker (The Vecino Group) and bond counsel Caryl Smith last week to discuss.

Ms. Furin explained that a bond inducement resolution will put the Board and their development partner The Vecino Group in a position to meet any other deadline that may arise, and this is the other part of the financing to redevelop the Nelms House. The resolution covers financing up to \$9,000,000.00, which is more than we should need. The redevelopment of Nelms House has been needed for a long time, so this Resolution is needed to avoid further delay. By existing EPHA policy, the Board will receive a \$5,000.00 fee for the Resolution. The specifics of the redevelopment will continue to be negotiated.

Ms. Sharon Guest from The Vecino Group joined the meeting via speaker phone. She discussed the latest decisions by the Department of Community Affairs, and discussed other ways for that body to address their backlog with the

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cooperation of developers. The EPHA has also applied for HOME funds for this redevelopment project, but we do not want to have to start from scratch if there is a sudden DCA deadline, as happened with 4% tax credit applications. Mr. Spann asked when the award date for HOME funds would be, and Ms. Guest estimated April. Ms. Guest will plan to attend the March regular Board meeting to discuss the design of the redevelopment in further detail.

Mr. Spann and Ms. Furin updated Dr. Lovett when he joined the board meeting. On motion of Ms. Adams, seconded by Dr. Lovett, the Board voted to approve the Bond Inducement Resolution for VG Nelms, LP, unanimously.

Mr. Spann introduced guests at the Board meeting: Andreana Jackson will be sworn in tomorrow as the new Resident Commissioner to the EPHA Board. Janis Hindsman is the assistant Treasurer of the Resident Council Board and will be taking over Ms. Jackson's position as President. Denise Jones is the FSS Coordinator for EPHA. Reverend C.J. Holloman is the pastor of the Grant Chapel AME church near the O.J. Hurd neighborhood, and his church has been very active with the children there and the NAACP, with a back to school program and tutoring. Debra Stephens is the new Senior Project Manager for the EPHA and FHA, working with the RAD conversion, and EPCEDC property acquisitions. She previously worked with The Beatty Group on the Hillcrest demolition application to HUD. Chief Rosemary Cloud was the first African American woman Fire Chief in the country (for East Point), and will be joining the EPCEDC Board.

On motion of Ms. Adams, seconded by Ms. Aziz, the Board voted unanimously to approve the minutes of the regular meeting held January 28, 2020.

Mr. Spann updated the Board on the Hillcrest property: The hardscape continues to be improved, and the retention pond has been cleared for Phase II. The contact number listed at the Hillcrest Senior Development is no longer accepting messages. EPHA team will contact The Benoit Group to inquire about wait list and number. 400 applications has been received. Ms. Adams asked how many current senior EPHA residents would like to move to Hillcrest, and Mr. Spann is not sure, there are not many current senior EPHA residents. EPHA staff is scheduled to meet with The Benoit Group to explain how we pull applicants off our Wait List, and The Benoit Group has also contacted One Street at Norman Berry Village.

Mr. Spann updated the Board on the Martel property: The NAACP is working on increasing the GED program participation, and taking over the after school program formerly offered by Canai Community. Staff is currently looking for other alternatives for the resident summer camp. Staff will open the Martel Wait List in the summer. Ms. Aziz asked about the drainage issue, and Mr. Spann responded that 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. There is a meeting scheduled with Vince Washington and our contractor Mike Brown.

Mr. Spann updated the Board on the Hurd property: REAC inspections were conducted with only a 2 week notice, and they went well. The conversion to RAD will be straight forward because the neighborhood is in good shape and will not need many required improvements or repairs. Debra Stephens will be in charge of the conversion to RAD.

Mr. Spann briefly discussed the property at 1700 Connally Drive: The existing old house will be demolished under Mike Brown's supervision to add a building to house maintenance inventory.

Mr. Spann discussed the EPCEDC (East Point Community and Economic Development Corporation): Ms. Cloud has not been able to join the Board yet. Debra Stephens will identify properties for investment for EPCEDC.

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Mr. Spann discussed the Fairburn Housing Authority: They are applying for RAD via a Portfolio CHAP because they own scattered site housing, and this method will provide the FHA time to convert specific units. The density could be increased and add resident amenities.

Mr. Spann discussed the Rental Assistance Demonstration program (RAD): Debra Stephens has contacted The Beatty Group to apply for conversion of Hurd alone at this time.

Mr. Spann and the Board generally discussed a date for a Strategic Planning session; Saturday, April 4, 2020.
Public Comment: There was no public comment.

The Monthly Agency Reports were previously distributed to the Board via the documents on the website/email.

Ms. Furin briefly discussed the Ethics Policy: Commissioners are required to fill out, sign and return the form to Tara Mobley every year.

Mr. Spann, Ms. Prothro, and Ms. Fleming discussed a change in policy to reduce the Interim Certifications for the Housing Choice Voucher program. Currently, HCV participants and PH residents are required to complete an interim recertification when their income changes. However, staff has determined the administrative costs for HCV interim recertifications outweigh the money collected from a positive income change, so they are proposing a change in the HCV Administrative Policy, so that the HCV participants only have to notify EPHA when their income increases at their annual recertification appointments. This change is allowed by HUD, and income decreases would still be accepted as they occur. This change should also encourage those participants to join the FSS program with their increased earnings. This change will not be proposed for the PH program; as the recertification and income changes are more complicated. Ms. Adams and Ms. Aziz asked questions regarding specific changes in income and the results, and Ms. Fleming responded. The change in policy will be presented at the March regular meeting for Board review.

On motion of Ms. Aziz, seconded by Dr. Lovett, the Board voted unanimously to adjourn the regularly scheduled meeting at 6:44PM.