

**March 31, 2020  
Regular 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 Welcome and Acknowledge Appointment of Ms. Andreana Jackson, Resident Commissioner to the EPHA Board of Commissioners

Ms. Jackson is a very active member within the EPHA community. Her previous role as President of Resident Services, with the Housing Authority, will be an asset in her current role as Resident Commissioner. Ms. Jackson's tenure is: 02/26/2020-02/26/2021

- 1.2 Acknowledge Ms. Aziz reappointment to the EPHA Board of Commissioners. Ms. Aziz appointment tenure is: 02/25/2020-02/25/2025.

- 1.3 Ms. Adams, Ms. Allen, Ms. Aziz, Ms. Jackson, Dr. Lovett

- 1.4 Moment of Silence/Prayer

2. Motion to adopt the Agendas for March 31, 2020 Regular Board Meeting

Motion to declare that this meeting is being held under circumstances necessitated by emergency conditions involving public safety, more specifically, the public health issues created by the COVID-19 coronavirus, so that this meeting is being conducted via video and teleconference via Zoom. Every effort is being made to allow the public livestream access to view the meeting from the EPHA's website.

Notice of the date change of the meeting was emailed to the Fulton County Daily Report-ALM (the legal organ of Fulton County) on March 20, 2020 at 11:36 AM. The public meeting notice for date change was posted on March 27, 2020 at 3:24PM.

<https://www.law.com/dailyreportonline/public-notices/?atex-class=999993670&keyword=&from=&to=>

Notice of the public meeting change and necessitated circumstances for the meeting, and the agenda were posted at the offices of the HACEPG and website.

All commissioners waive notice of change of date and special circumstances.

3. Old Business

- 3.1 Motion to approve Minutes of the February 25, 2020 Regular Board Meeting

Comment: Minutes of the February 25, 2020 Regular Board Meeting were previously distributed.

3.2 Hillcrest Homes Update

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

Receive Comments from Mr. Spann

3.3 Martel Homes Property Update

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

Receive comments from Mr. Spann

3.4 Nelms House Property Update

Comment: Bond Inducement for Nelms House: Approval needed to begin bond application process for Nelms House funding. Mr. Spann will provide any other pertinent updates as it relates to the Nelms House property.

Receive comments from Mr. Spann and Mrs. Furin

3.5 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

3.6 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

3.7 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

3.8 Approve Policy for Reduction of Interim Certifications for Housing Choice Voucher Program

Comments: At the February 25, 2020 board meeting, 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 agenda item is now scheduled for continuation for the March 2020 board.

Proposal Program Request: The HACEP seeks to adopt a policy to reduce the number of interim certifications processed once an intake or annual certification examination is completed.

Receive comments from Mr. Spann and Ms. Fleming

4. New Business

4.1 Solicitation of Public Comment

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

4.2 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 February 2020. The reports were previously distributed with the board packet. The Financials for the month of January 2020 will be distributed prior to the board meeting.

Receive comments from Mr. Spann

4.3 Motion to enter into Executive Session for the purpose of discussing Housing Authority Matters

4.4 Motion to reconvene in Open Public Session

4.5 Motion to Adjourn