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## **Housing Authority of the City of East Point, Georgia**

### **Regular Meeting**

**September 27, 2022**

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, September 27 2022, at 5:30 PM.

The meeting was held being held under circumstances necessitated by emergency conditions involving public safety, more specifically, the public health issues created by the COVID-19/Coronavirus, so this meeting was conducted via video and audio teleconference via Zoom, in compliance with O.C.G.A. §50-14-1 (g). Public access was allowed to the meeting via the Zoom ID being posted at the HACEPG office and on the HACEPG website.

The agenda was posted at the HACEPG office and on the website.

All Commissioners waived notice of the meeting.

Ms. Adams called the meeting to order at 5:31 PM.

Those answering the roll call were:

Dr. Lovett, Ms. Jackson, Ms. Bussey, Mr. Jones, and Mr. Frazier.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Rejeana Prothro, and Ariana Wilkins. Mayor Deana Holiday Ingraham and Janis Hindsman were also present.

Ms. Adams opened the meeting with a moment of silence/prayer.

Ms. Adams then allowed Ms. Furin to chair the Annual Meeting of the Board of Commissioners. The Annual Meeting ended at 5:39PM, at which time the Regular Meeting resumed, and Mr. Jones took over the Regular Meeting as the new Chair.

Mayor Deana Holiday Ingraham was present, and Mr. Spann asked her to speak. Mayor Holiday Ingraham thanked the entire Board for their service, and specifically thanked Ms. Adams for her service and leadership to the Board of Commissioners, as well as the other longest serving Commissioners Lovett and Jackson. The Mayor discussed the importance of the HACEPG in its role as a critical partner to the City in providing affordable housing. She stated that the present Board of Commissioners of HACEPG has been extremely progressive, and mentioned the positive impact on the City from the current re-development of Hillcrest (I and II) and Aya Towers (Nelms), which began with the former Board including Ms. Allen and Ms. Aziz. Mayor Holiday Ingraham thanked Ms. Adams for her efforts to continually stretch her view of affordable housing and the City's role in helping leverage the Housing Authority's power, and stated that she was happy that Ms. Jackson had continued her service as the Resident Commissioner. Ms. Adams thanked the Mayor, and stated that the work of housing justice was important to her, and that she appreciated the Mayor's work using her leverage as a housing partner to the HACEPG. The Mayor stated that she would appoint a new Commissioner to join the regular October Board Meeting, and that she was very particular

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concerning her appointments to the Board because the current Commissioners work well together, and their work of providing affordable housing was so important. Mr. Spann thanked Ms. Adams for serving as an advocate and as the leader of the Board, and thanked her for always being available and challenging the thinking of the Board, which led to many accomplishments. Ms. Adams thanked the Board and staff for a tremendous opportunity, which had been an honor and a blessing. Mr. Jones stated that the Board would continue to seek her input. Ms. Bussey and Dr. Lovett also thanked Ms. Adams, and stated that she had broadened the Board's views with her unique perspective from her social services background, and that her legacy will continue. The Mayor then left the meeting.

Upon motion of Mr. Frazier, seconded by Ms. Bussey, the Board voted unanimously to adopt the Agenda.

On motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to enter into Executive Session to receive legal advice at 6:00PM.

On motion of Dr. Lovett, seconded by Mr. Frazier, the Board voted unanimously to resume the public meeting at 6:21PM.

On motion of Ms. Bussey, seconded by Mr. Frazier, the Board voted unanimously to approve the minutes of the August 23, 2022 Regular Board meeting.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: September 30, 2022 is the end of the fiscal year of the Housing Authority, which will generate annual reports. HUD has allocated an additional seven (7) Housing Choice vouchers to EPHA's HCV program. These are traditional vouchers with no usage restrictions. In an effort to increase voucher utilization, the HCV department recently selected 20 families from the HCV Wait List to be added to the HCV program., Ten (10) port-ins were absorbed from other housing authorities. Canai Community Development Center (CCDC) was honored for 10 years of partnering with the HACEPG to provide resident and community enrichment programs, and their After School Academic Enrichment program is starting up for fall. The renovation of 8 townhome units in Martel will be ready for move-ins in November, and a duplex renovation should be completed by the end of October. The Board generally discussed the current challenges to the HCV program, and Mr. Spann explained that many landlords will not accept vouchers in the current economic environment because the HUD payment standards are not equal to market rent. Mr. Spann also mentioned a prejudice towards the program and the inspection/maintenance requirements as possible detriments to Landlord participation. The Board generally discussed the challenges of the participants finding Landlords who will accept the vouchers within the metro area, and Ms. Jackson and Mr. Jones commented regarding participants' real life challenges and ideas to improve Landlord participation. Ms. Wilkins discussed the economic challenges to the VASH voucher program and the FSS Home Ownership program regarding the participants' efforts to find rental units and houses to purchase. The Board further discussed the possibilities of a Landlord tax break program, and discussed presenting that to our Congressional representatives in March at the NAHRO conference.

Mr. Spann updated the Board on the Nelms/Aya Tower property: The Wait List is expected to open at the end of 2022, and construction is progressing well, completion expected September 2023. There will be 88 total units, 66 One Bedroom and 22 Two Bedroom. He shared renderings of the property and discussed the meetings regarding mural selection for the outside wall facing the MARTA train tracks, and the meetings with partners regarding surrounding redevelopment.

Mr. Spann updated the Board on the Hillcrest property: Phase II progress is going well, and he provided an aerial photo of the site, which has a September 2023 completion date. The Wait List is open.

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Mr. Spann updated the Board on the East Point Community & Economic Development Corporation (EPCEDC): Property details are included in the Executive Director's Report, including GICH participation and a table of the investment properties. Ms. Stephens is in the process of researching additional properties for acquisition.

Mr. Spann updated the Board on the Fairburn Housing Authority: The Management Fee per unit has increased under the new contract. Their Board will be publishing an RFP for a development partner to expand the number of affordable units.

Mr. Spann updated the Board on Norman Berry Village: Staff met with the equity investment partner Hunt Capital and the management agency One Street, to explore disposition options at the end of the 15 year compliance period, and the discussion is ongoing.

Public Comment: Ms. Mobley confirmed that there were no public comment participants who were previously signed up present on the Zoom meeting.

The Monthly Executive Director Reports (including financial reports for June 2022) were previously distributed to the Board via the documents on the website/email.

The Board discussed Resolution 22-09-01, to write off uncollectable debt for the HACEPG accounts (from Public Housing tenant accounts for the last fiscal year) in the total amount of \$12,984.67. After a brief discussion regarding collection agency efforts to recover the funds, the source of the debt mainly being comprised of unit repairs after evictions, with one unit having extensive damages, and HUD reporting of the debt, upon motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to approve Resolution 22-09-01.

The Board discussed Resolution 22-09-02, to approve the HACEPG draft budget for fiscal year 2023, and authorizing Mr. Spann to submit the budget to HUD. Mr. Spann reviewed the 2023 versus 2022 actual budget numbers, and provided information regarding increases in employee health insurance costs, maintenance contracts and materials, and income increases from rent and subsidies. He discussed other sources of income: redeveloped properties, location filming, the management of Fairburn HA, and the new Purchase Order system used in the Maintenance Department. Dr. Lovett asked which maintenance contracts were bid out, and Mr. Spann responded that landscaping and turnkey services were bid through an RFP process, with other maintenance contracts using a pooled method of soliciting bids because of the need for emergency services (plumbing, HVAC, electrical work). On motion of Dr. Lovett, seconded by Ms. Bussey, the Board voted unanimously to approve Resolution 22-09-02.

Mr. Frazier acknowledged receipt of the HACEPG audit for fiscal year 2022, and the Board briefly discussed returning to an in person presentation of the annual audit this year.

On motion of Ms. Bussey, seconded by Dr. Lovett, the Board voted unanimously to adjourn the meeting at 7:23PM.

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