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Housing Authority of the City of East Point, Georgia

Regular Meeting

April 25, 2023

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, April 25, 2023, 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.

Mr. Jones called the meeting to order at 5:32 PM.

Those answering the roll call were:

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

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Rejeana Prothro, Luvell Porter, Ariana Wilkins, Debra Stephens, and Rejeana Prothro. Janis Hindsman was also present.

Mr. Jones opened the meeting with a moment of silence/prayer.

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

On motion of Dr. Lovett, seconded by Ms. Bussey, the Board voted unanimously to approve the minutes of the March 28, 2023 Regular Board meeting. Mr. Jones asked Ms. Mobley to mute everyone who was not speaking at the time, and reminded everyone to mute themselves.

Dr. Lovett stated that he had not reviewed the minutes from the April 19, 2023 Special Board Meeting, as they had not been attached to the first Board packet. Ms. Furin and Ms. Mobley confirmed that those minutes were attached later to the packet on the website. The Board unanimously decided to move approval of those minutes to the next regular meeting, to give the Board time to review.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: The REAC physical inspections for both properties has been completed, with Hurd scoring 82% and Martel scoring 79%. There was a 6 year gap between Martel inspections, and there are expected changes in the inspection rules in the future, as HUD focuses more on the interior of the units. The overall HUD rating of the Housing Authority has four factors: Physical, Management, Tenant Accounts Receivable, and Financial. HACEPG has been in the standard range in the past 10

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years, but should expect the rating to improve. The HACEPG is in the middle of the draft annual audit process currently, and will report to the Board in June. Dr. Lovett requested that staff from the audit agency present the report to the Board when it is finished, and Mr. Spann confirmed that they expected to present. Staff received recent training, and one outcome is to leave the Wait List open at all times, and continue to purge it annually. Mr. Spann will send the draft of the Strategic Plan to the Board. HACEPG is in the 45-day review period of the draft of the Annual Plan, which is posted on the website, at the HACEPG office, and at the City Clerk's office. Mr. Frazier asked if the Christmas Eve fire at Hurd impacted our scores, and Mr. Spann responded that it did not, as the inspection had previously occurred. The expansion of the HACEPG offices is proceeding, and requires relocation of the gas main.

Mr. Spann updated the Board on the Aya Tower property: Demolition is completed, meetings for the mural selection are ongoing. The first 7 floors are complete as of March 31, 2023, and the overall project completion rate is 73%, and is on schedule for September 2023 completion. The leasing office should open May 1, 2023, and the banner on the building will have a QR code to scan for the Wait List. Dr. Lovett asked if the HACEPG Wait List is considered, and Mr. Spann stated that he will ask the new management company – this is Multi Family housing, not senior only.

Mr. Spann updated the Board on the Hillcrest property: The construction schedule on Hillcrest II is 3 weeks ahead, and the contractor is negotiating with the Lender for any incentives for an early completion. The Certificate of Occupancy is expected in September, and they are now taking names for the Wait List. An estimated 90 day lease up process is estimated for the 88 units in Hillcrest II, with the building completed and occupied by end of 2023. Hillcrest I took everyone in the HACEPG neighborhoods that wanted to move there, and the HACEPG will share their 3 Wait Lists (NBV, HCV, and PH) with the Hillcrest II management staff, for applicants 62 years and older.

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. Mr. Spann stated that there is need for another Board member, and that can be a HACEPG Commissioner – the Bylaws require that the majority of the EPCEDC Board are also Commissioners. Mr. Jones asked for more details regarding the Board member requirements and the mission. Mr. Spann explained that the original intent was to provide another source of unrestricted income for the HACEPG by renovating affordable housing and managing the rentals, and the mission also includes providing self sufficiency services including employment of residents under Section III. Ms. Furin briefly discussed the Board workload in the past, and Mr. Spann will send the Bylaws, Mission Statement, and Strategic Plan to the Board, so that they can discuss at the next regular meeting.

Mr. Spann updated the Board on the Fairburn Housing Authority: Their Board will review their Strategic Plan at their May regular meeting.

Mr. Spann updated the Board on Norman Berry Village: MR. Spann shared a summary of the development, 119 units of affordable senior housing finished in 2008, so that 2020 was the 15th year of compliance with the funding requirements of LIHTC. The HACEPG desires to keep this development as affordable housing. Staff has conducted appraisals and analysis to determine the best route to that end, and has been negotiating with the Credit Investor partner, Hunt Capital. Berkadia made a presentation regarding the refinance in March to the Board. 24 units are affordable housing at 30% of the AMI (12 are project based vouchers, 12 are PH units), and the HACEPG subsidizes the 12 PH units each month. Staff is negotiating with HUD for Faircloth subsidies to replace some of the 200 units that we have closed with these 12 PH units. Dr. Lovett asked questions regarding the original partners, and the revenue to the HACEPG, and Mr. Spann responded.

Public Comment: Ms. Mobley confirmed that there were no public comment participants who were previously signed

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up present on the Zoom meeting. Mr. Jones requested that the future agendas include the addresses of our properties for the public. Ms. Hindsman chatted Ms. Mobley in the Zoom meeting to discuss the process of public comment for the future.

The Monthly Executive Director Reports (including financial reports for March 2023) were previously distributed to the Board via the documents on the website/email. Mr. Spann stated that the property at 1616 Connally Drive (Payne property) is actually owned by the HACEPG, not EPCEDC. The HCV program has been absorbing vouchers from other HA to keep our utilization rate and rent amounts higher. HCV families have had difficulties finding landlords to accept vouchers in the current economic climate, so the HACEPG is extending the time period for residents to find housing with their vouchers. HCV staff is considering partnering with social services agencies to provide emergency housing to prescreened residents (unhoused or VAWA victims, for example), and use the vouchers at hotels or public housing for that purpose. PH Staff is applying for a grant to replace the smoke and CO2 detectors with longer battery life units. The purchase of 1586 Connally Drive (Offroad Atlanta property) was closed on April 24, 2023. GAHRA has been lobbying Georgia legislature members to keep the Low Income Housing Tax Credit program (LIHTC).

At 6:35PM, Dr. Lovett moved to enter into Executive Session for personnel matters. Ms. Bussey seconded the motion, and the Board voted unanimously to enter into Executive Session.

At 6:53PM, upon motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to reconvene in Public Session. Ms. Furin clarified that the reason for Executive Session was legal advice.

On motion of Ms. Bussey, seconded by Ms. Jackson, the Board voted unanimously to adjourn the meeting at 6:54PM.