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

### **Regular Meeting**

**June 27, 2023**

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, June 27, 2023, at 5:30 PM.

The meeting was held at 1148 Calhoun Drive, the Resident Association building, because of construction at the main office. Notice of the public meeting and location change for the meeting was posted at the HACEPG office, in the May monthly newsletter, on the website, and sent to ALM Daily Report. The agenda was posted at the HACEPG office and on the website.

All Commissioners waived notice of the change of location of the meeting.

Ms. Bussey called the meeting to order at 5:42 PM.

Those answering the roll call were:

Ms. Bussey, Ms. Jackson, and Mr. Calloway.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Ariana Wilkins, Reyhahn Granger, Denise Jones, Debra Stephens, and Alonzo Moreland. Aisha Bailey, Monique McGee, Brensonya Monson, and Erikkian Evans-Riley from Future Seekers, Inc.

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

Ms. Bussey and Ms. Furin explained that because a quorum of Commissioners was not present, the Board could not conduct business (vote on any issue, including the agenda, minutes, and resolutions).

Mr. Spann introduced Ms. Aisha Bailey, who successfully completed the Public Housing Family Self Sufficiency program. Ms. Bailey accepted her check from Ms. Jones, and stated that Ms. Jones had been a positive mentor who checked in on her progress, and that she completed the 5-year program, even though it had not been easy. She stated that she was on her way to buying a home for her family.

Mr. Granger introduced Ms. Monique McGee, who successfully completed the Housing Choice Voucher Family Self Sufficiency program, after beginning the program with Ms. Wilkins. Ms. McGee stated that she became inspired to invest in herself through her participation, and was committed to do better for herself and her children. Mr. Granger stated that he was proud of the graduates, and that they had to want to complete the program for themselves. Mr. Spann stated that each of the graduates' escrow checks took 5 spaces in the check amount, and asked the graduates to spread the word regarding the benefits. The Board congratulated the graduates.

Mr. Spann introduced Ms. Erikkian Evans-Riley, from Future Seekers, Inc., the entity that is running the Summer Youth Enrichment Program and the after school program later in 2023. Ms. Evans-Riley stated that Future Seekers is running summer programs for a total of 90 children at 4 different sites, and this is their 18<sup>th</sup> summer to provide

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services. The HACEPG site has 14 registered participants to date, and is funded by a United Way grant, so that the families have to provide income information to the Dept. of Human Services to participate. The program run at HACEPG includes dance, job readiness training, personal responsibility education, domestic violence prevention, public speaking, creative arts, gardening, field trips, and the math clinic (to fulfill the Learning Loss RBA grant). There is a formal event at the end of the summer with all participants, including awards and public speaking. The children rotate through a 6 week program of enrichment classes, and receive stipends at the end (tracked through DFACS) for active participation in the job readiness, and math gain areas. Future Seekers will re-open applications for the after school program in the fall. Mr. Spann added that Future Seekers has been active in East Point for 6 years, and he hopes the United Way grant is renewed, which does fund most of the costs of the program.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: There is a Resident Council meeting on June 28<sup>th</sup>. There have been several crime incidents at Martel, and staff is trying to minimize these incidents, even though most appear to be caused by non-residents or guests of residents. Staff has requested EPPD to add patrols, so that patrols occur 7 days/week. The main office expansion should be completed in early November 2023.

Mr. Spann updated the Board on the Aya Tower property: The application website and phone app are up and active, and a sign is going up on Main Street. The lease up process is expected to go quickly. Ms. Bussey asked Mr. Spann to set up a tour for the Commissioners. Staff has a meeting scheduled June 30<sup>th</sup> with all potential medical partners to identify needs, discuss funding, and services that could be provided at the Off Road Atlanta site (1586 Connally Drive).

Mr. Spann updated the Board on the Hillcrest property: There has been a recent rain delay, but construction is still a week ahead of schedule.

There was no update on the East Point Community & Economic Development Corporation (EPCEDC).

There was no update on the Fairburn Housing Authority.

There was no update on Norman Berry Village.

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

The Monthly Executive Director Reports (including financial reports for May 2023) were previously distributed to the Board via the documents on the website/email. Mr. Spann stated that the Board needed to internally review the results of the Strategic Planning Session at the August meeting.

Ms. Bussey and Ms. Furin discussed that the Board could not officially vote on the two Resolutions: No. 2023-06-01 to electronically submit the 2023 Annual and 5-Year Plan for 2023-2027 to HUD; and No. 2023-06-02 authorizing the Executive Director to approve changes to the ACOP policy regarding over income public housing residents.

Mr. Spann stated that there were 3 public hearings (virtual and in person), a 45 day review period, and a final hearing on the Annual and 5-Year Plan. Ms. Furin stated that Mr. Spann could submit the plans to HUD to meet the July 18, 2023 deadline, and the Board could ratify his action at the August meeting, or have a special meeting before the due date. The Board discussed that submission of these plans to HUD is not a controversial matter. Ms. Wilkins described the HOTMA (Housing Opportunity Through Modernization Act) changes to the Public Housing program regarding tenants who were over income for 2 consecutive years graduating from the program, and being terminated,

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so that new tenants could come off the Waiting List and be housed. The income cap is 120% and the Rule becomes effective 8/1/23, so that HUD had issued a 6/15/23 adoption deadline by the Housing Authorities. The additional parts of the Rule will not be implemented until January 2024. The Board and staff discussed the deadline and the next regular meeting not being scheduled until August, and staff will contact HUD to inquire if there is any room to officially adopt the changes at the August meeting.

There was no Executive Session.

Ms. Bussey declared the meeting adjourned at 6:19PM.