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Housing Authority of the City of East Point, Georgia

Regular Meeting

October 24, 2023

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, October 24, 2023, at 5:30 PM.

The meeting was posted to be held at 3121 Norman Berry Drive, East Point GA 30344 (City Hall Annex), because of construction at the main office. Notice of the public meeting and location change for the meeting was posted at the HACEPG office, on the website, and sent to ALM Daily Report. However, the facility gate and building were locked when the Commissioners and staff attempted to enter at 5:15PM, so that the meeting had to be moved to the regular location at the main office, 3056 Norman Berry Drive, East Point, GA 30344. Staff remained at the published site to direct any other attendees to the main office, and there were none. The agenda was posted at the HACEPG office and on the website.

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

Mr. Jones called the meeting to order at 5:40 PM.

Those answering the roll call were:

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

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Luvell Porter, Ariana Wilkins, and Alonzo Moreland.

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 approve the Agenda.

Upon motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to approve the minutes of the September 26, 2023 Annual Board meeting.

Upon motion of Mr. Calloway, seconded by Dr. Lovett, the Board voted unanimously to approve the minutes of the September 26, 2023 Regular Board meeting.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: The number of Martel units needing central HVAC is down to 18, and the EPHA has chosen a contractor to modernize 14 of the 2 bedroom townhome units. The EPHA has partnered with the City to convert 7-8 units to all electric heaters (installing high efficiency mini-split heat pump units), through the Rewiring America/Electrify East Point grant. Stacy Abrams will be present at the Martel neighborhood on November 16, 2023 on behalf of the grantor. Dr. Lovett asked if this conversion would lower the insurance rates for EPHA, and Mr. Spann said that it should do so. Mr. Calloway discussed the East Point owned electric utility functions at a 96% non-carbon dioxide emissions rate. Mr. Spann stated that the EPHA is currently vetting the grantor's contractor of choice, and requesting an estimate for the last 16

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townhomes. The target for all units to have central HVAC installed is the end of 2023. Mr. Jones discussed that this is a very good opportunity for good public relations exposure. The units damaged by fire and fallen trees at OJ Hurd neighborhood are all in the RFP process for repairs, as is the replacement of lead sewer drains. Move in process to the expanded main office should begin in December 2023. Staff met with 2 vendors regarding replacing and providing additional cameras at Martel and OJ Hurd neighborhood, and has requested additional police patrols.

Mr. Spann updated the Board on the Aya Tower property: Staff met with the leasing company re: complaints regarding response to applications. The property is at 95% completion, has had 2 open houses recently, and is not age restricted. Management has signed up to accept HCV vouchers as a Landlord, and has asked EPHA for their Public Housing, HCV, and the Norman Berry Village Wait Lists. The units are 1-2 bedrooms. Mr. Calloway stated that Area Median Income (AMI) numbers have not been recently updated, and the Board had a general discussion.

Mr. Spann updated the Board on the Hillcrest property: The property is at 95% completion, and Certificates of Occupancy have been received for buildings I & II. The management company anticipates move ins before the end of October, and Ms. Wilkins confirmed that some veterans with VASH vouchers are moving in during the weekend. Dr. Lovett asked how these new buildings were advertised, and Mr. Spann responded that the EPHA website has a link to the developer websites, and The Benoit Group has a link to the Hillcrest II website. Dr. Lovett asked if there was any preference for East Point residents, and Mr. Spann and the Board generally discussed that the Dept. of Community Affairs will not allow a local preference, only the income and any age eligibility factors. Mr. Spann discussed that the Public Housing residents are aware via emails from staff, discussions at Resident Council meetings and at Bingo events. Ms. Wilkins discussed that some PH residents may be hesitant because the rent amount is not flexible based on income, so that if a tenant lost their job, the rent would still be due.

Mr. Spann updated the Board on the East Point Community & Economic Development Corporation (EPCEDC): The Board will meet in November 2023 for the Annual Meeting. The properties being maintained, are managed by Debra Stephens, and one rental property is not currently occupied.

There was no update on the Fairburn Housing Authority.

There was no update on Gateway East Point.

Mr. Spann updated the board on Norman Berry Village: Staff is reviewing the Dept of Community Affairs requirements for additional gap funding. This property is an excellent candidate for 9% tax credits, but that would also include partnering with a developer. Mr. Spann and Ms. Furin discussed that the EPHA has the right to continue to work with Hunt Capital in the current structure, and that the main goal of the EPHA is to maintain the 24 affordable housing units. Staff is continuing to investigate and evaluate the EPHA options and the Board generally discussed the existing structure and future options.

Public Comment: There were no public comment participants.

Mr. Spann discussed the Executive Director Reports, including financials through September 2023. HUD has not released \$1.92M for capital improvements yet. Ms. Bussey asked if the lack of a speaker for the House of Representatives would affect this funding, and Mr. Spann responded that a government shutdown would mean the HUD office would close, so that staff is trying to get the funding released. Mr. Spann reviewed the Martel and OJ Hurd Income and Expense Reports (as of July 2023), and answered Commissioners' questions. Mr. Spann also reviewed the Housing Choice Voucher Financial Statements (October 2022 – July 2023), and answered Commissioners' questions. HCV vouchers are currently at a 98% usage rate. Dr. Lovett requested that an Aprio

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LLP representative present the Audit Report to the Board at the November meeting.

The Board discussed changing the November regular meeting date to November 16, 2023, in light of the Thanksgiving holiday and the Rewiring America event.

The Board discussed changing the regular meeting time back to 4:30PM, but several commissioners could not meet at that time, so it will remain at 5:30PM.

The Board voted unanimously to change the November regular meeting date to November 16, 2023.

There was no Executive Session.

Mr. Spann distributed copies of the FY 2022 Audit Report to the Board for their review. There were no findings.

On motion of Mr. Calloway, seconded by Ms. Jackson, the Board voted unanimously to adjourn the meeting at 7:12PM.