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

**Regular Meeting**

**September 26, 2023**

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, September 26, 2023, at 5:30 PM. The Annual Meeting was held at 5:30PM, then the Regular Meeting began.

The meeting was 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. 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 5:35 PM.

Those answering the roll call were:

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

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Luvell Porter, Debra Stephens, Vanessa Fleming, and Alonzo Moreland.

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

Upon motion of Dr. Lovett, seconded by Ms. Bussey, the Board voted unanimously to adopt the Agenda, as amended to add Item 4.3.

On motion of Ms. Bussey, seconded by Dr. Lovett, the Board voted unanimously to approve the minutes of the August 22, 2023 Regular Board meeting.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: There have been several criminal incidents at both properties, and staff has requested EPPD to expand patrol hours, and expand the off duty patrol hours. Staff is also investigating adding more cameras at Hurd property, so that patrols occur 7 days/week. Repairs to the Hurd units that were damaged by the fire and fallen tree are contracted to begin in October. In addition, there are ongoing efforts to upgrade the HVAC and replace lead sewer drains. The main office expansion should be completed before end of year 2023. Future Seekers has begun their after school program and is actively recruiting additional students.

Mr. Spann updated the Board on the Aya Tower property: Staff has received complaints regarding response to applications, and after investigation, it appears that the screening process is rigorous. Move-ins are scheduled for late November 2023. Staff has met with several potential medical and community partners to identify needs, discuss funding, and services that could be provided at the Off Road Atlanta site (1586 Connally Drive). These services

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could include prenatal care, nutrition, mental health, and transportation to the site. That site has also finished a Georgia EPD review, and obtained a site release regarding any past environmental liability. Dr. Lovett questioned if the revenue impact has been determined (vs. the debt to purchase the building), and Mr. Spann responded that is still uncertain, depending on the use and any other necessary repairs.

Mr. Spann updated the Board on the Hillcrest property: Contractor has requested Certificate of Occupancy for the first completed building, with move-ins expected in October 2023. The management company is accepting applications, and has contacted Ms. Fleming for the HCV Wait List – this is a Senior affordable development, with the age restriction set at 62+ years. Staff has noticed street signs and billboards advertising the property, and the website connects to The Benoit Group website. The monument to the EPHA Commissioners who developed the original Hillcrest site has been moved to the East Point Historical Society.

Mr. Spann updated the Board on the East Point Community & Economic Development Corporation (EPCEDC): The Board met in June 2023 to review the Bylaws, discuss the Annual Meeting date, financials and investments, and general operations. The properties are being maintained, and the two rental properties are currently occupied, and managed by Debra Stephens. The Board is seeking to add other members.

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: Hunt Capital (the investment partner) has conducted their own Physical Needs Assessment, and staff have also conducted an assessment. There are meetings scheduled to review and compare the two assessments, to determine the needed capital repairs. Ms. Stephens has contacted the Dept of Community Affairs regarding other refinancing options. Staff has requested the that management company send their Wait List for Seniors 62+ to Hillcrest for Phase II.

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

Mr. Spann asked Ms. Fleming to discuss the Housing Choice Voucher program: The EPHA has a total of 515 vouchers allocated from HUD, and 500 total participants. The EPHA manages another 178 portable vouchers, issued by another Housing Authority, but the participants have moved to our jurisdiction, and we earn an administrative fee from that management. Utilization of the vouchers has been a challenge because rent amounts have increased, so HUD has raised the rent payment standards to reflect the market rent more closely. The EPHA has a cap on the amount of rent they can pay, and we pay 100% of the rent standard to keep the utilization level as close to 95% as possible. Ms. Fleming discussed the Landlord briefing program, and the portal on the EPHA website. She stated that she is currently receiving calls from 2+ landlords per day, because the COVID rental assistance program is over. There are 240 people on the HCV Wait List, and staff last pulled people from the Wait List in August 2023. The Wait List was last open in 2010, and it is not planned to be opened currently because our utilization rate is high. The Board asked questions regarding how landlords qualify for the program, and how the participants' rent is paid.

Mr. Spann discussed the 2023/2024 Operating Budget and the planned expenditures: After the renovations, almost every household in Martel will have central HVAC, except the 2 townhome units (1 townhome is vacant). East Point received an electric energy grant, and the Mayor contacted staff to determine if the EPHA had units that could benefit, and staff accepted. This grant will install electric heaters, and upgrade the electric panels, and the townhome

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units would benefit because the concrete between the floors is difficult for traditional installation. Dr. Lovett asked questions re: insulation needs for electric heaters and existing tenants' heating systems. Mr. Spann stated that Ms. Wilkins shared this concern, and the plan would be to upgrade all tenants' heating systems in Martel by end of year 2023. Mr. Spann stated that he planned to present a Development Plan to the Board in October regarding the redevelopment of Hurd and Martel properties. On motion of Dr. Lovett, seconded by Mr. Frazier, the Board voted unanimously to approve Resolution No. 23-09-01, approving the proposed EPHA Annual Operating Budget for FY 2024 (10/1/23-9/30/24).

There was no Executive Session.

On motion of Dr. Lovett, seconded by Ms. Bussey, the Board voted unanimously to adjourn the meeting at 6:42PM.