**Meeting Minutes**

**Housing Authority of the City of Roswell Board of Commissioners**

**Regular Board Meeting**

**199 Grove Way, Roswell, GA 30075**

December 13, 2022 12:00 p.m.

**Present:** **Staff:**

Karen Parrish – Chair (via Zoom) Beth Brown – Executive Director

Eric Schumacher - Commissioner

Shenetra Gates – Resident Commissioner **Guests:**

Donzell Jackson – Commissioner

Robert Kessler – Vice Chair

John Griffith - Commissioner

**Absent:**

John Griffith - Commissioner

There being a quorum present, K. Parrish, Chairman called the meeting to order at 12:00 p.m.

**CHAIRMAN’S REPORT**

K. Parrish updated the Board on movement toward redevelopment application. She also updated the Board on her research regarding the history of the Roswell Housing Authority. The Board was given Commissioner Manuals to use as a reference and resources for learning about the Low Income Housing Tax Credit program and RAD.

**MINUTES**

Minutes from the October 11, 2022 meeting were presented for approval. On motion by S. Gates and seconded by E. Schumacher the minutes were approved with corrections.

Ayes: S. Gates, E. Schumacher, D. Jackson, Parrish, R. Kessler

Nays: None

Absent: J. Griffith

**FINANCIAL REPORTS**

July and August Financials were presented for review. E. Schumacher asked if we had any costs associated with securing the building once everyone has moved out. B. Brown will work on. S. Gates asked if the lights were going to be kept on. On motion made by S. Gates and seconded by D. Jackson July and August Financials were accepted unanimously.

**MINUTES**

Minutes from the September 13, 2022 meeting were presented for approval. On motion by S. Gates and seconded by E. Schumacher the minutes were approved.

Ayes: S. Gates, E. Schumacher, D. Jackson, Parrish, R. Kessler

Nays: None

Absent: J. Griffith

**EXECUTIVE REPORT**

B. Brown met with Pennrose team to walk the site. Asking for a yes or no, can we build on the senior site. Parking is an issue, water detention also. A draft of the QAP came out and Pennrose will be reviewing and scoring our application. There will still be a gap in financing. Increasing construction and interest costs is negatively impacting project viability. Other things impacting project viability include changing laws on Community Reinvestment Act and additional tax credit program impacting pricing.

B. Brown gave a summary of some of the classes available at the SERC conference.

E. Schumacher asked about the 40 unit replacement. We need to replace them, not necessarily build them. Is there a creative way to use existing units in Roswell? B. Brown explained that may not be practical to put HAP contract on an apartment building for a short period of time. K. Parrish indicated that the low rents may be a hinderance. There was a discussion about RAD rents and potential increases.

The Relocation Company, Leumas, is on site and continue to work one on one with residents to find alternative housing. B. Brown gave an update on number of individuals to be relocated.

B. Brown reported that we are working on a staffing plan. Have placed Catrise Harris on site three days a week and the temp will work 4 days per week. There is a maintenance temp that just started and he is supported by David from Norcross and Kim Anderson, GHA’s Facilities Manager.

K. Parrish and I participated in an update call with HUD. Next steps are to present a formal redevelopment plan that will be incorporated into a corrective action plan.

RHA has yet to receive a subsidy payment for May’s HAP voucher. We are working with our TRACS expert to get this resolved.

B. Brown updated the Board that Stewart Duggan was successful in getting a summary judgement to remove RHA from the Oxbo lawsuit. RHA was also successful in a small claims case against RHA by a former resident.

**NEW BUSINESS**

B. Brown presented the FY2023 budget for approval. On motion by D. Jackson and seconded by S. Gates the budget was approved.

Ayes: S. Gates, E. Schumacher, D. Jackson, Parrish, R. Kessler

Nays: None

Absent: J. Griffith

Lee Hills gave an update stating that she met with Congresswoman McBath requesting $12 million for our project. She is actively speaking with political figureheads. She expressed the Mayor’s passion and commitment to assisting RHA.

Members of the audience asked for an update on relocation. B. Brown gave a verbal update.

Beth Brown

Secretary to the Board

Roswell Housing Authority