

A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON JULY 20, 2022.

The Commissioners of the Housing Authority of the City of Gainesville, Georgia, met for a Regular Meeting at the Melrose Community Building at 854 Davis St. Gainesville, Georgia at 7:30 a.m. on Wednesday, July 20, 2022.

The meeting was called to order by Daryl Smallwood. Those present and absent were recorded as follows:

Present: Darryl Smallwood
Myrtle Figueras
Zack Thompson
Mary Sue Brown

Staff: Beth Brown
Shanna Kennedy
Patrick Scarlett

Absent: Faron Thompson
Joy Griffin

There being a quorum present, Daryl Smallwood called the meeting to order at 7:30 a.m.

MINUTES

Minutes from the last meeting of June 15, 2022 were presented for approval. On Motion made by M. Figueras and seconded by M. Brown, the minutes were approved.

Ayes: D. Smallwood, M. Figueras, M. Brown

Nays: None

Absent: F. Thompson, J. Griffin

FINANCIAL REPORT

Beth Brown reviewed the financials for May 2022 with the Board. The financials were accepted on motion made by M. Figueras and seconded by M. Brown.

Ayes: D. Smallwood, M. Figueras, M. Brown

Nays: None

Absent: F. Thompson, J. Griffin

SECRETARY REPORT

Beth Brown advised the Board that GHA will be hiring an Office Assistant to help with a variety of tasks in the main office.

Beth Brown updated the board on the software conversion which is expected to be operational October 1, 2022.

Beth Brown informed the board that GHA will be issuing bonds for Paces for an affordable housing development off of Browns Bridge Road. We are now asking for the final bond issuance approval. They are working on a closing mid-summer.

Beth Brown informed the Board that Walton Harbor is leasing up for the LIHTC and public housing units. It is expected to be 100% occupied by the end of June.

Beth Brown advised the Board that the annual audit has been completed for Melrose Redevelopment. The team is working towards getting approved by DCA to take over management beginning in January 2023.

Beth Brown advised the Board that there are 31 public housing units that we will move forward with RAD conversion.

Beth Brown informed the Board that Norcross Housing Authority is working with Walton Communities and has submitted a 9% LIHTC application. The self score was the highest in the state.

Beth Brown informed that Roswell Housing Authority is working with a relocation company to find alternate housing for the residents that are being displaced.

NEW BUSINESS

On motion made by M. Figueras and seconded by M. Brown the RAD Conversion for Walton Harbor Phase 1 was approved. Resolution 679.

Ayes: D. Smallwood, M. Figueras, M. Brown

Nays: None

Absent: F. Thompson, J. Griffin

On motion made by M. Figueras and seconded by M. Brown the RAD Conversion for Walton Harbor Phase 2 was approved. Resolution 680.

Ayes: D. Smallwood, M. Figueras, M. Brown

Nays: None

Absent: F. Thompson, J. Griffin

On motion made by M. Figueras and seconded by M. Brown the RAD Conversion for Walton Harbor Scattered Sites was approved. Resolution 681.

Ayes: D. Smallwood, M. Figueras, M. Brown

Nays: None

Absent: F. Thompson, J. Griffin

On motion made by M. Figueras and seconded by M. Brown the Final Bond Resolution for Waterside Oaks was approved. Resolution 682.

Ayes: D. Smallwood, M. Figueras, M. Brown

Nays: None

Absent: F. Thompson, J. Griffin

On motion made by M. Figueras and seconded by M. Brown the Approval to reinstate pre-asset management status was approved. Resolution 683.

Ayes: D. Smallwood, M. Figueras, M. Brown

Nays: None

Absent: F. Thompson, J. Griffin

There being no further business, the meeting was adjourned by D. Smallwood.

SEAL

ATTEST:

Secretary to the Board:

Beth A. Brown, Executive Director