

MEMPHIS HOUSING AUTHORITY
2019 ANNUAL & FIVE YEAR PLAN

PUBLIC HEARING
February 4, 2019

EMMANUEL CENTER
604 St. Paul Avenue
Memphis, Tennessee

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A P P E A R A N C E S

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Announcements, Mission	
& Goals	Vernua Hanrahan
	Special Projects
	Coordinator
	Executive Department
PHA Policies Governing	
Eligibility, Selection,	
Admissions & Continuing	
Occupancy	Barbara Deans
	General Counsel
	Legal Department
Capital Improvement	
Project Updates	Roger Folk
	Housing Operations
Grants, Development &	
Homeownership Updates	Luretha Phillips
	Director
	Development
	Department
Human Services	
Programs	Lori Davis
	Urban Strategies

P R O C E E D I N G S

4:00 p.m.

MS. VERNUA HANRAHAN: We are going to get started. Everyone take their time. Good afternoon.

Okay. I want to welcome you -- it's my pleasure to welcome you to the 2019-2023 Annual and Five Year Plan presentation on behalf of the Board of Commissioners and the staff and our CEO.

In the course of the presentation, we will cover the planned activities for the upcoming year for the Housing Authority, and specifically, we will look at changes in the Admission and Continued Occupancy Plan, ACOP, as you know, the Lease Agreement.

And then, the Department of Housing Operations and Development will also give you some information about what they plan to do and an update on things that -- for this upcoming fiscal year.

I just want to say before we get started, I will introduce the person that is coming up next, and then, that person will just tell you

1 an agenda, and then, the next person will come
2 up.

3 The other thing, please state your name,
4 your address for the court reporter. Okay?
5 Again, your name and your address for the court
6 reporter. Okay. Okay.

7 UNIDENTIFIED SPEAKER: Your name?

8 MS. VERNUA HANRAHAN: My name is
9 Vernua, and I am the Special Projects
10 Coordinator for the Housing Authority.

11 I want to introduce the legal counsel for
12 the Housing Authority, Ms. Barbara Deans. She
13 is going to go over the goals and vision and
14 the mission. And the timeline of -- I will
15 come back and do that.

16 And then, we will also pass it off to the
17 next person, who is going to be Mr. Roger Folk,
18 who is representing Mr. Michael Swindle on your
19 agenda.

20 MS. BARBARA DEANS: Good
21 afternoon.

22 UNIDENTIFIED SPEAKERS: Good
23 afternoon.

24 MS. BARBARA DEANS: Thank you all

1 for being here. We appreciate it.

2 So, I am tasked with sharing the goals of
3 the Annual Plan and the Five Year Plan in our
4 presentation to the public.

5 And so, our first goal is to expand the
6 supply of assisted housing.

7 Next, we want to improve the quality of
8 assisted housing.

9 We want to increase assisted housing
10 choices, and provide an improved living
11 environment.

12 We want to promote self sufficiency and
13 asset development for individuals and families.

14 We want to ensure equal opportunity and
15 affirmative action for fair housing, and
16 increase the availability of affordable housing
17 by awarding Project-Based Vouchers.

18 Our vision is to become a national model in
19 community revitalization.

20 Our mission is to drive community
21 revitalization through a seamless system of
22 supportive services, affordable housing, and
23 new business development.

24 Vernua, you want me to share the timeline?

1 And so, our timeline where we share the
2 information that we are about to share with you
3 gives the public residents, interested parties
4 an opportunity to comment.

5 And when we will schedule these meetings is
6 as follows: The comment period starts
7 February 22 and runs until March 9, 2019.

8 Our meetings will be February 4 and
9 February 20 of 2019. And the public hearing
10 will be March 15, 2019, 10:00 a.m., at 700
11 Adams Avenue, Room 216.

12 I would imagine that all of that
13 information will be on our web site, but I will
14 make sure Vernua shares it again, and we will
15 give you the web site, Memphisha.org. We will
16 give it to you again, so you will have an
17 opportunity to write that down.

18 And then, I guess I am next up, or first
19 up. As Ms. Hanrahan said, my name is Barbara
20 Deans. I am the General Counsel for Memphis
21 Housing Authority.

22 My job is to share with you information
23 related to some of the legal aspects, some of
24 the things that are of concern as it relates to

1 the legal status of designing MHA housing.

2 And last year, we talked a lot about the
3 changing of the lease. And each year, there
4 are some small changes to the lease. And I
5 encourage everyone to make sure you have a copy
6 of your lease, and make sure you read your
7 lease when you are participating in
8 recertification, or if you are moving, you are
9 signing a lease at a new development, or
10 renewing your lease.

11 Please, please, please, ask for a copy, if
12 it's not already or regularly provided to you,
13 and read it. And if there is anything that
14 you are not clear about, ask. It is a legal
15 document and we do hold you accountable for
16 everything that is in that document.

17 I went to court this morning. I looked at
18 it. It's, I think, about twenty-six pages.
19 It's pretty straightforward, but it takes some
20 time to sit down and read it. And it's okay
21 to say, "I don't know what this means" to the
22 property manager or whoever the system you live
23 in. You need to ask those questions.

24 And so, the first item that I am going to

1 cover are the proposed changes to the Admission
2 and Continued Occupancy Policy.

3 And the Admission and Continued Occupancy
4 Policy are the administrative -- or is the
5 administrative rules that HUD requires all
6 public housing authorities to draft and make
7 available and make public.

8 And what it does is list all the rules and
9 the guidelines and the policies that the
10 Housing Authority has as it relates to living
11 in public housing, and also, in privately-
12 managed housing.

13 Some of the changes that we are looking at
14 -- and these -- some may be in progress now.
15 There may be just updates to what we have
16 already done. Some will be new changes,
17 things that haven't happened yet, which is why
18 we are sharing them.

19 If you have a thought or a comment or an
20 issue with them, this is an opportunity to
21 comment about it, you know, "I have a problem
22 with that. I don't think you should do this",
23 or "I think you should change it to" whatever
24 your idea might be.

1 And so, all of these things are part of
2 this -- this process. And so, we make them
3 public and give everyone an opportunity to hear
4 the changes and comment.

5 So, the proposed changes at this point as
6 it relates to the ACOP is the first change is
7 the privately-managed properties maintain a
8 waitlist that is separate from the MHA
9 waitlist.

10 Now, that is not new. That is something
11 that has been ongoing, but I think
12 clarification is needed. I am not sure that
13 it is as clear in the ACOP, that each of the
14 privately-managed sites manage their own
15 waitlist, and you will need to go to those
16 sites to determine where that waitlist is; if
17 you are on the waitlist, where you are; or
18 whether their waitlist is going to be open.

19 If families fail to respond to a housing
20 offer or reject the offer, they are removed
21 from the waitlist. They are informed in
22 writing and may request an informal review
23 within two days' notice.

24 The change -- previously it was ten days.

1 So, we are shortening the time to respond.

2 So, once you get that notice, you need to
3 respond very quickly.

4 All rejected applicants are entitled to a
5 written explanation and may request an informal
6 review within five days of the notice.

7 Admissions -- if admission is denied to any
8 person on the MHA Authorization of Agency list
9 -- the Authorization of Agency, if you have
10 lived in public housing, you have probably
11 heard of it before. "AOA" is what they
12 typically call it.

13 Authorization of Agency is basically a ban
14 of listed individuals. It means that
15 something has occurred, whether you have picked
16 up a charge, you have been charged with
17 trespassing, you have gotten into a fight, you
18 got into an argument, any of those things.

19 And what the law says is you cannot disturb
20 the quiet enjoyment. And what that means is
21 you can't do things that hinder other peoples'
22 peaceful living in their property.

23 So, any of those things that occur, they
24 are a violation of the lease and they are also

1 a violation of our ACOP policy. But if you
2 are on that list, you cannot apply for public
3 housing.

4 Last year, one of the changes we made was
5 that we put in place a process by which you
6 could appeal or request a consideration of your
7 AOA application. Sometimes you will find
8 that, you know, your son who was seventeen or
9 eighteen was cutting up with somebody else.
10 Everybody got put on the AOA list, and that was
11 five years ago.

12 And now he has been, you know, a good guy,
13 hasn't had any problems, hasn't been back on
14 the property. It's not fair that he is the
15 one that loses the right.

16 So, we will consider it, but we have to
17 know. So, that is what the AOA list is.

18 Each of the sites has a copy of the list.
19 We update it every month. So, anything that
20 is not correct on it, should be caught when we
21 update it.

22 And then, one of the final changes is
23 proposed changes that would limit assistance to
24 Over-Income Families after a set period of

1 time. Twenty-four months is the proposed
2 time.

3 Excuse me. Proposed changes to the lease
4 agreement, one of the proposed changes is the
5 use of a hierarchy to verify income with the
6 Upfront Home -- with the Upfront Income
7 Verification that is mandated by HUD.
8 However, this is not available for applicants
9 for housing.

10 Another proposed change is a policy that
11 will address discrepancies, errors, and fraud
12 is being proposed.

13 MHA's acceptance of any payments of rent
14 and other charges is an acceptance with
15 reservations of MHA's rights to proceed with
16 the termination of your lease and is not a
17 waiver of MHA's termination of your lease.

18 What that means, "acceptance with
19 reservations" is basically a legal right that
20 says you owe this rent, you want to pay this
21 rent, we will accept this rent, but if you are
22 at a certain point -- it just depends on the
23 circumstances of where you are -- we may still
24 proceed with the legal action to evict you.

1 But again, it just depends. You have to
2 always stay in communication with the property
3 manager. They are obligated to communicate
4 what your rent is, how much you owe, what your
5 penalties are, if there are court fees that are
6 attached to that. They have to share that
7 with you.

8 So, while you may pay your rent, a lot of
9 times we go to court, I go to court and an
10 individual has paid his rent. It may be
11 February 1. He has paid, you know, February
12 5. He has paid his January rent, but his
13 February rent is still due. So, we still have
14 a right to go forward.

15 And a lot of times, people think, "Well, if
16 I paid January, I am going to catch February
17 up." That is not how the law works.

18 But please, please, please communicate with
19 your property manager. They are always ready
20 and willing to work with you if circumstances
21 require it. If something has happened that
22 has changed in your income, they need to know
23 that. It does make a difference, and it will
24 allow them to make certain concessions under

1 the law, but they can't do it if they don't
2 know.

3 And they send the information to me and I
4 just go to court. So, I don't have any of
5 those details that you lost your job or that
6 Social Security hasn't sent you your check.
7 So, you have to communicate with the people at
8 your site.

9 A Notification Agreement that the resident
10 or the tenant is not an intended co-beneficiary
11 and co-insured of any casualty insurance policy
12 of MHA.

13 Notification to residents and tenants that
14 he or she may be held liable for any losses or
15 damages caused through negligence,
16 recklessness, or wrongful acts or omissions.

17 And I know I am sharing a lot, but these
18 are things that are happening in real time.
19 On Friday, we had a fire at Venson Center, and
20 there had been substantial work done at that
21 property before the fire occurred.

22 This young man, we believe, left his stove
23 on when he was drying his clothes and caused --
24 we don't have a number yet, but I went over to

1 look at it and water is pouring down the steps,
2 down the stairs from -- he is on the 11th
3 floor, and it came all the way down to the --
4 to the property manager's office.

5 That is a liability that we will hold him
6 accountable for. So, it's very, very
7 important that you be mindful that we have a
8 staff that works overnight. We get fire alarm
9 calls.

10 I look at it every morning, and almost
11 without fail, it is someone left their stove on
12 or they have a pot on the stove or they were
13 cooking something on the stove, and they left
14 it and they fell asleep. That is -- the
15 danger is so great to you and everybody else in
16 that building.

17 And so, while we realize that things aren't
18 fair on some level, but the liability is there
19 and we will hold those individuals accountable,
20 which means we will sue and ask the Court to
21 give us a judgment. And if the judgment is
22 thousands of dollars, I personally don't have
23 thousands of dollars to give to someone.

24 So, I am sure I am speaking to the choir

1 here when I am saying this, but I would
2 encourage you to share with people who aren't
3 here that MHA is very serious about the
4 responsibility of the residents and the
5 tenants, because we are very serious about our
6 responsibility to you. All we want is your
7 safety. And so, that will be clearly listed
8 in your lease agreements.

9 Next, accounts placed with collection
10 agencies may have a collection fee up to 33.3
11 percent added to your account. The process
12 includes responsibility for collection fees,
13 attorney fees, and court costs.

14 This isn't necessarily new, although it is.
15 We have engaged a collection agent to look at
16 some of our fees, because quite frankly, people
17 are running up a large number of fees and then
18 they leave. And we have no way to collect
19 those fees. Sometimes it's very difficult.
20 We really don't have the staffing to go after
21 people who left without paying fines, rent,
22 outstanding amounts.

23 And so, a collection agency is charging
24 that 33.3 percent. So, we are passing that

1 cost along to that tenant or former tenant when
2 they fail to pay the rent or fail to pay their
3 obligation.

4 MHA's execution of any repayment agreement,
5 annual re-examination, certification or
6 required lease renewal is executed with
7 reservation of MHA's right to proceed with
8 termination of your lease and is not a waiver
9 of MHA's termination of your lease and the
10 right to proceed with this legal action.

11 And what that means is sometimes you have a
12 repayment agreement for some amount that you
13 have failed to pay. But then, you also don't
14 pay your rent or you also -- you don't meet
15 that -- that repayment agreement. That does
16 not preclude us from taking that individual to
17 court.

18 So, I want to be mindful that just because
19 we have agreed to accept those payments, kind
20 of like the reservation of rights, just because
21 we have agreed to accept it does not mean that
22 that negates the responsibility of paying off
23 their debt and the obligation or the right that
24 MHA has to go forward with termination of your

1 lease.

2 And I think that is all that I have in my
3 segment. Again, I know this is a lot of
4 information. If it's not clear, if it doesn't
5 make sense -- I think we are posting it all on
6 the web site -- you have the opportunity -- you
7 have an opportunity to comment, and we
8 encourage you to do so.

9 If there are things that are not clear -- I
10 swore I brought my business cards. I thought
11 that I did -- but I am happy to share my e-mail
12 address. Feel free to call me or send an
13 e-mail. I try to respond very timely.

14 One other thing that Vernua reminded me of
15 from the Legal Department, you will see a
16 change. You should see some changes now when
17 you are at any of the sites, any of the MHA
18 sites. But you will see a change in the
19 Security presence.

20 We are continuing to make changes, but we
21 will be amending the -- Dynamic Security is the
22 contract service that we utilize. They man
23 the front desk after hours and on the weekends.
24 And it is really, really, really expensive for

1 us to do that.

2 Obviously, we have a contract with
3 somebody. You know, they can charge you
4 whatever they want.

5 So, we are making changes. We have hired
6 a couple of people in-house, because it ended
7 up being a more efficient way to do it.

8 You will see some individuals more mobile.
9 You may not see individuals at the front desk
10 the way they have been, because we are changing
11 the contract with Dynamic so that they are not
12 just sitting at that desk all night long.
13 That has not been beneficial to us.

14 It helps in terms of kind of watching the
15 people who are coming in and out, but it
16 doesn't help us in terms of overall security of
17 the building, making sure that people who are
18 not supposed to be in the building are not
19 gaining access after hours.

20 It's going to be kind of trial and error,
21 to be honest with you. We have a plan. We
22 are instituting it now. It's going to be
23 fully implemented after this week. Some
24 people will love it. Some people will hate

1 it. But we are continuing to work.

2 But please share your thoughts and your
3 feelings. If you see problems, let the
4 property manager know during business hours.
5 You can e-mail me, or I will give you another
6 e-mail address, if you see issues that are
7 coming up.

8 And you can come to MHA and complete a
9 complaint form. We follow up on every single
10 question or comment that one raises. But that
11 is one of the biggest things that we are
12 undertaking at our -- at our projects.

13 And so, I think is Housing Operations the
14 next up? I am sorry. Yes? You have a
15 question? Yes?

16 MS. DABRA THOMAS: Dabra Thomas.
17 I live over on Goodloe. We have no Security
18 around our complex. During the day, you might
19 see him. And if you do see him, you might see
20 a few folks out, senior, but it's more like
21 down there by the Florida-Parkway area. We
22 never see Security. We don't even see
23 management walking through the complex.

24 MS. BARBARA DEANS: I cannot

1 speak for management. I do know that the
2 management has changed at Montgomery.
3 Ms. Dowers was there, and they moved Ms. Dowers
4 to another site. So, there is someone else
5 there now.

6 I know that our Security -- our evening
7 Security is patrolling. In fact, maybe three
8 weeks ago, he is one of our nights -- he works
9 midnight to eight, and he was patrolling the
10 area on foot. And when he walked away from
11 his car, when he came back, his windows were
12 broken out. Someone had attempted to -- they
13 were looking for a gun. So, they broke in the
14 windows. That was maybe three weeks ago.

15 UNIDENTIFIED SPEAKER: Yes.

16 MS. BARBARA DEANS: He patrols
17 every night.

18 Now, I have advised him that I want his
19 safety to be paramount. So, I don't want him
20 walking the site outside the vehicle until we
21 have another individual.

22 And that -- as I said, those are the
23 changes that we are making. You will see more
24 people physically at the site moving about.

1 We are probably not going to have an assigned
2 person, because we don't have the capacity to
3 do it. We don't have the personnel. We
4 don't have the funds to support it, which is
5 why we are moving away from Dynamic.

6 So, you will see more physical individuals
7 out there in vehicles. I have changed the
8 shift of one of our other protective service
9 individuals. He was working a different
10 shift. So, now he is four to midnight. So,
11 he will be assigned to patrol out there as
12 well. So, you should see it.

13 And if you don't see them more in the next
14 week or two, reach out to me and let me know.
15 You should see a car out there in the mornings.
16 He should be out there every morning.

17 Now, in the afternoon, it's a little
18 different because they are -- they are
19 responding to other issues. Sometimes they
20 will be in court in the morning, for example.
21 So, I wouldn't have expected them to be there.
22 But you should physically see more people
23 moving about.

24 Any other questions?

1 MS. DABRA THOMAS: Due to the
2 fact when I first moved over in Montgomery
3 Plaza, I was going to be longer than seven to
4 ten days out of my residence, and I would have
5 to report it to the office.

6 But I have been there almost three years,
7 and I know of an apartment that no one is ever
8 there. I mean, month-to-month to a year.
9 Month-to-month to two years. And it will be
10 three in July, not seeing a person there.

11 MS. BARBARA DEANS: Is this a
12 vacant --

13 MS. DABRA THOMAS: No. She pays
14 her rent --

15 MS. BARBARA DEANS: Okay.

16 MS. DABRA THOMAS: -- but she is
17 never there. And when you go -- yet, she is
18 there. No, she is not. I stay right in
19 front of her and there is no one there. And
20 there is other people looking for -- looking
21 for housing and here is one just sitting there.

22 We had three people in and out of other
23 units, either by death or -- I mean, they
24 put -- two people have died, and they have put

1 two different people in the other unit across
2 from me, but there is never anyone at home.

3 MS. BARBARA DEANS: Send me an
4 e-mail with the address and I will look into
5 it.

6 MS. DABRA THOMAS: Yes.

7 MS. BARBARA DEANS: I know this
8 site, Ms. (inaudible) is not there anymore.

9 MS. DABRA THOMAS: No.

10 MS. BARBARA DEANS: And the young
11 lady I think is there as an interim manager. I
12 am not sure if she is acting --

13 MS. DABRA THOMAS: She is nice.
14 She is nice.

15 MS. BARBARA DEANS: So, I will
16 follow up. I don't know what she knows, but I
17 will follow up.

18 Any other questions? I will invite
19 Mr. Folk to come up.

20 MR. ROGER FOLK: Good afternoon,
21 everyone.

22 UNIDENTIFIED SPEAKERS: Good
23 afternoon.

24 MR. ROGER FOLK: I am filling in

1 for Mike Swindle today. We are Housing
2 Operations, formerly known as Asset Management
3 and Capital Improvements. I want to go over
4 some things that we are working on and doing.

5 We are working now, and if you have any
6 complaints, you can contact us if you have any
7 work orders at 544-1212 during the day and
8 544-1170 after hours. And that is 4:30, is
9 after hours. So, you may call if you have any
10 customer complaints; you can call that number,
11 544-1212.

12 We have increased the number of property
13 managers to one per site. We are adding a
14 number of foremen. We have one foreman per
15 every two sites.

16 We have encouraged our management staff to
17 become more involved in meeting with the
18 residents, continuing their daily inspections
19 of the common areas, and continuing our monthly
20 inspections.

21 We have hired two appliance techs to help
22 with downtime, so that we can turn around
23 stoves and appliances back to the tenants.

24 We have hired a professional service for

1 the lawn care.

2 We have hired a professional service for
3 the building cleaning of the highrises.

4 We have brought back pest control in to
5 house.

6 We have brought back our Specialty Crew off
7 to the day shift.

8 We reinvented our preventative maintenance
9 program.

10 We are creating a waste reduction,
11 committed to improve staff efficiency.

12 We are training our staff, our Work Order
13 Center, who is to make random calls to the
14 residents to follow up on any status and if any
15 work order request has been completed.

16 Capital staff is to perform random unit
17 inspections and confirm status of the work
18 orders.

19 Bringing on a Specialty Crew of
20 electricians or HVAC or plumbers to the day
21 side is to help improve our turn-around.

22 We have created a Waste Reduction Committee
23 to improve our staff efficiency.

24 Now, some of the projects that we have

1 going on in Capital, we are working on our
2 elevator modernization projects.

3 We have just finished our fire sprinkler
4 head replacement at the four highrises.

5 We have the exhaust damper control upgrade.

6 Barry Tower water isolation valve
7 replacement and sanitary cleanout repair.

8 PTAC condensation drainage system upgrade.

9 Venson Center entrance gate control system
10 installation. Telephone entry and access
11 control upgrades.

12 Venson Center roof replacement.

13 The Jefferson Square and Venson Center
14 generator upgrades.

15 Jefferson Square common area HVAC upgrade.

16 College Park Senior exterior finishes
17 upgrade.

18 We are working at Montgomery Plaza with the
19 four- and five-bedroom dwelling units HVAC
20 system upgrades.

21 College Park Family I siding and exterior
22 stair upgrades, Phase I.

23 Montgomery Plaza buildings exterior
24 refinishing.

1 Montgomery isolation yard valve
2 replacement.

3 Foote Home -- excuse me -- Foote Homes west
4 side demolition.

5 Agency-wide activities that we have going
6 are the hazardous material abatement. It's
7 mold and asbestos. Asphalt repair.
8 Addressing REAC deficiencies, and maintaining
9 current highrise trash modifications.

10 We are also working College Park Family I
11 siding and stair upgrades, Phases 1, 2 --
12 Phases 2 and 3.

13 Kefauver -- excuse me -- Kefauver Terrace,
14 HVAC system replacement.

15 Agency-wide, surveillance system
16 installation. Agency-wide dwelling unit
17 finishes and MEP upgrades.

18 Common area renovations, the restrooms, the
19 office spaces, and community spaces.

20 Montgomery electrical infrastructure
21 upgrades.

22 Barry Towers tub surround upgrades.

23 Borda Tower exterior building waterproof,
24 PTAC drainage systems, painting.

1 Venson Center exterior finishes repair and
2 painting, which I have finished.

3 And highrises one and two bedroom dwelling
4 units comfort cooling and heating distribution,
5 modifications.

6 And the agency-wise irrigation systems.

7 Those are the projects that we are working
8 on from 2019 to 2020 on to 2021. Does anybody
9 have any questions?

10 Yes, ma'am? I am sorry. Go ahead.

11 MS. ROSIE MEREDITH: Thank you.
12 My name is Rosie Meredith, and reside in Barry
13 Towers.

14 MR. ROGER FOLK: Yes, ma'am.

15 MS. ROSIE MEREDITH: I would like
16 to know when you all are going to start working
17 on the cameras there?

18 MR. ROGER FOLK: Michael -- the
19 last time -- Michael and Frank Barnes are the
20 ones working on that project. And the last
21 time they were in the boardroom talking -- it's
22 not part of my project, but if you send an
23 e-mail, I can get you an answer for you. I
24 will be glad to answer if I can.

1 MS. ROSIE MEREDITH: Okay.

2 Thank you. Thank you.

3 MR. ROGER FOLK: But their
4 e-mail, I will give it to you, if you want
5 that. You can ask me any questions. I will
6 be glad to help you. It's rfolk -- and it's
7 F-o-l-k -- at Memphisha.org.

8 MS. ROSIE MEREDITH: Thank you.

9 MR. ROGER FOLK: If you have any
10 questions, any concerns, please e-mail me --

11 MS. ROSIE MEREDITH: Okay.

12 MR. ROGER FOLK: -- and I will get
13 you an answer.

14 MS. ROSIE MEREDITH: Thank you.

15 MR. ROGER FOLK: Yes, ma'am?

16 MS. DABRA THOMAS: Dabra Thomas.
17 (inaudible) a little over a month. You said
18 electrical over on Montgomery Place?

19 MR. ROGER FOLK: Oh, electrical
20 upgrades.

21 MS. DABRA THOMAS: So, that means
22 you all work with MLG&W to stop all the
23 blackouts?

24 MR. ROGER FOLK: I think that is

1 what we are doing with electrical. I think we
2 had some electrical systems that is not
3 powerful enough. We are working with Memphis
4 Light, Gas and Water. I know they have come
5 and done an audit over the last month, and we
6 are working with them on that to get that
7 corrected.

8 MS. DABRA THOMAS: Do you know
9 what this year it's -- it's so old,
10 that electrical stuff is so old under the
11 ground that they should be able to take care of
12 themselves and leave you all out. But they
13 are saying it's you all's fault as well as
14 MLG&W's fault.

15 MR. ROGER FOLK: I will -- I
16 think we have made contact and I will find out.
17 This is not one of my personal projects,
18 because in my area, I have three other people
19 who have -- are assigned to different projects.

20 So, I don't know everything in detail what
21 they are working on, but I will get some
22 answers for you.

23 MS. DABRA THOMAS: Well, you are
24 management, so --

1 MR. ROGER FOLK: Yes, ma'am?

2 MS. KIMBERLY A. EASON: How are
3 you doing?

4 MR. ROGER FOLK: Pretty well.

5 MS. KIMBERLY A. EASON: So, I
6 live on Cleaborn Street.

7 MS. VERNUA HANRAHAN: State your
8 name.

9 MS. KIMBERLY A. EASON: My name
10 is Kimberly Eason, 404 North Cleaborn Street.

11 Okay. So, I recycle, and I was wondering
12 was everybody recycling like on, you know, like
13 the little beds and stuff?

14 MR. ROGER FOLK: I don't know.
15 I think that falls more back on -- that is just
16 management. And I don't know what we do with
17 trash. I think it's Waste Management's --

18 MS. VERNUA HANRAHAN: This is
19 private.

20 MR. ROGER FOLK: It's privately
21 owned. Oh, it's a privately-owned site.

22 MS. VERNUA HANRAHAN: Yes. This
23 is -- the man would have to contact the
24 Cleaborn Pointe office.

1 MS. BARBARA DEANS: And they can
2 reach out to MLG&W, and I would imagine they
3 are working with everyone here. So, I would
4 suggest reaching out to them and inviting them
5 to like -- you know, let them know.

6 MS. KIMBERLY A. EASON: Right.
7 Who did you say it was? Which department?
8 You say reach out to what department?

9 MS. BARBARA DEANS: City of
10 Memphis.

11 MR. ROGER FOLK: City of Memphis.

12 MS. BARBARA DEANS: Sanitation.

13 MS. VERNUA HANRAHAN: Public
14 Works.

15 MR. ROGER FOLK: Yes.

16 MS. VERNUA HANRAHAN: Public
17 Works. Solid Waste Management.

18 MR. ROGER FOLK: Yes. Okay?
19 Anybody else?

20 All right. I would like to bring on
21 Luretha Phillips, Director of Development.

22 MS. LURETHA PHILLIPS: Good
23 afternoon.

24 UNIDENTIFIED SPEAKERS: Good

1 afternoon.

2 MS. LURETHA PHILLIPS: I am
3 Luretha Phillips, and I am working with
4 development partners as part of the
5 redevelopment team with other departments,
6 Housing Operations, working with Legal and
7 other departments, social services, to
8 administer actually two grants.

9 One is a major grant, is the C&I in the
10 Choice Neighborhood Initiative, and another
11 grant is the Foote Homes, you know, the Jobs
12 Plus Grant.

13 I am going to talk about some of the things
14 that we have for the next -- well, particularly
15 this year, but for the next four years for
16 these two major grants, as well as home
17 ownership programs and services that the
18 Housing Authority offers through McKinley Park,
19 which is an existing home ownership
20 construction project, as well as the SHAPE
21 program.

22 SHAPE is the Section 8 Housing Assistance
23 Vouchers. We can convert to a Mortgage --
24 your Rental Assistance Vouchers to a Mortgage

1 Assistance Voucher for fifteen years.

2 And those are just some highlights of what
3 I am going to talk about. If you have any
4 questions, I will be glad to try to answer
5 those for you.

6 Basically, consistent with the Housing
7 Authority vision, in the developments some of
8 our strategies and goals are to increase the
9 availability of affordable housing through
10 revitalization of existing public housing, and
11 try to convert that or transform that into
12 viable and sustainable mixed-income housing.

13 Coordinate job training through the Jobs
14 Plus Grant. And the Jobs Plus Grant is only
15 for the families at Foote Homes, formerly the
16 Foote Homes.

17 Also, we support other development and
18 support programs through other grants and
19 partnerships through the Community
20 Revitalization or Redevelopment Agency, as well
21 as partnering with the City of Memphis.

22 We are wrapping up in the Uptown area.
23 The Housing Authority engaged in partnership,
24 and we are continuing that partnership with the

1 Community Redevelopment Agency. Hopefully,
2 that will end this year. But primarily we are
3 supporting and providing land acquisition
4 support, primarily in other departments and
5 other developments to support activity.

6 Also, we are forming new partnerships to
7 fund programs and services that promote
8 resident self sufficiency for the working
9 adults whose goal is to quickly to provide home
10 ownership opportunities, as well as new
11 programs and services. And one of the goals
12 is to improve quality-of-life outcomes of our
13 seniors.

14 So, we coordinate primarily through Urban
15 Strategies -- which they are going to come up
16 later -- programs and services, and provide
17 funding for any of the improved quality-of-life
18 outcomes.

19 And our senior -- excuse me, adult programs
20 are working by awarding vouchers, as well as
21 for our senior persons -- excuse me -- new
22 programs.

23 I mentioned the home ownership opportunity
24 for the public housing families whose goal is

1 to purchase a home. We provide the services
2 as well as funding assistance to those families
3 that qualify and to purchase a home.

4 McKinley Park, again, is one of those.
5 McKinley is in this area. We developed
6 twenty-three homes there, and there are seven
7 more lots that we are -- still have left to
8 build. We have to do that through other
9 means. But McKinley Park, twenty-three of the
10 thirty homes have been built, and it's our goal
11 to build out the final seven.

12 Relative to Uptown, our targeted
13 acquisitions, we are continuing to work with
14 the CRA to -- on the acquisitions that they
15 have in the area, as well as they need this
16 land to develop for-sale market and other
17 affordable housing in the Uptown area.

18 They are also working on infrastructure
19 improvements: streets, alley improvements,
20 sidewalks, trees, just basic infrastructure in
21 the Uptown area.

22 They have a single-family rehab program
23 that if you live in the Uptown area, they have
24 an application process that they go through.

1 That is one of their activities that they
2 targeted this year.

3 But the Housing Authority's primary focus
4 with the CRA is to give support and development
5 of MHA's parks. MHA owns several larger
6 parks in the Uptown area that we will continue
7 our partnership program. Those can be
8 redeveloped.

9 One of the goals is to bring in a grocery
10 store to that area. And that is taking a
11 long, long time to try to make that happen.
12 And you know, it's -- the Chism Trail building
13 is the parcel and the building that we have,
14 the structure that CRA seems to be proposing so
15 that they can bring a grocery store to the
16 area.

17 Relative to the Jobs Plus, Jobs Plus,
18 again, is only for the residents of Foote
19 Homes, the former residents of Foote Homes.
20 It is a four-year program that ends in
21 September of 2019.

22 However, we did submit a few months ago --
23 I want to say it was December or early January
24 -- so, maybe a month ago we submitted an

1 extension request to HUD so that we can extend
2 the grant for another eighteen months.

3 So, that would end the first of September
4 of 2019. We have continued that one until
5 March of 2021. It may be a little bit
6 older, eighteen months. But March of 2021 is
7 the extension period that we have asked for.

8 As part of Jobs Plus, there is job training
9 and supportive services and educational
10 training; child care support; coaching that
11 goes along with the program; skill building,
12 and trying to -- and with an attempt to create
13 a culture of work for the families of Foote
14 Homes.

15 Lori is here to explain more about Jobs
16 Plus and those services that they provide, but
17 that is one of the services that we have also
18 worked in partnership with Urban Strategies to
19 provide for the families of Foote Homes.

20 That program has a forty-eight-month Earned
21 Income Disregard. So, the families benefit by
22 paying -- earning more and paying less in rent.
23 So, that is one of the key things of the Job
24 Plus program.

1 Okay. Relative to South City, which
2 within this area -- it's a two-square-mile
3 area. And many of you, if you have been
4 around and you have lived around in this area,
5 have seen the work that is going on across the
6 street. Phase 1 is in terms of building out
7 the first of the units. It's a hundred and
8 fourteen units.

9 So, in the coming months -- that phase is
10 supposed to be finished by the fourth quarter,
11 by December of 2019.

12 So, in the coming months, they will start
13 the application process. You should see it
14 four months out before the phase is complete.
15 They will start taking applications for -- with
16 the prioritization going to the families of
17 Foote Homes first.

18 But then, we will have -- they won't have
19 public housing units. They will have Project-
20 Based Vouchers, and they can get some type of
21 subsidy that is available for assistance for
22 the families of -- former families of public
23 housing. And then, they will use a market
24 rate and other affordable housing.

1 Mason Village was completed and it's also
2 in this geographic area or two-square-mile
3 area. And they are going to have some
4 Project-Based Voucher units that families can
5 apply to go there. And of course, the
6 families of Foote Homes will have a priority
7 for going there as well.

8 The submission of a Low-Income Housing Tax
9 Credit to THDA. We are going to submit that
10 with Phase 3. I believe that the deadline is
11 May of this year. It was -- had been
12 February. It had been March. Now it has
13 been moved back to May. The State has moved
14 it back to May.

15 So, the Housing Authority will be
16 submitting a Low-Income Housing Tax Credit
17 application to THDA for the Foote Homes, or
18 what we call South City in our project.

19 I am not going to touch much on the people
20 services because that is Urban Strategies, or
21 Lori Davis, but the South City transformation
22 involves transformation in three different
23 areas: people, housing, and neighborhoods.

24 So, I have talked about the housing, or we

1 will talk about the housing. Up to seven
2 hundred units, 712 units will be built on site
3 and in the surrounding two square miles. And
4 the two square miles, Union; Second Street,
5 Third Street on the west; it goes to Tate,
6 Crump on the south. And at Crump, homes will
7 be built in that area. All the rental houses
8 will be built in the two-square-mile area.

9 So, again, Phase 1 and 2, we are underway
10 with that. Phase 3, the plan is to close
11 Phase 3 by December of 2019 as well, and also,
12 to continue with the plan for the owned off
13 site.

14 Off site will be done by other developers,
15 and Mason Village is one of those partnerships
16 that -- that the Housing Authority formed or
17 has a partnership with Mason Village, who
18 accepts some of the families that are willing
19 to comply, and then, go through the process.

20 People services. Primarily, it's
21 comprehensive case management and supportive
22 services, early childhood, education services,
23 workforce preparation services, physical and
24 mental health care, coordinated services and

1 referrals, financial literacy for youth, adult,
2 and seniors, some youth initiatives, technology
3 programs and other vocational programs that are
4 offered through the -- what we call the
5 partner.

6 And it's a twenty-plus partner network that
7 Urban Strategies facilitate and meet with those
8 organization that are providing the people
9 services.

10 And the final component of the South City
11 Plan, Transformation Plan is the neighborhood
12 transformation. I am sure being in the area
13 or driving around, you have seen some of these
14 activities already taking place. Some of them
15 have been completed.

16 Several of them, particularly with the park
17 design of L. E. Brown Park and Church Park,
18 that is going to be done and facilitated by the
19 City of Memphis Parks and Neighborhood
20 Division. They have hired a design firm to
21 redesign L. E. Brown Park as well as Church
22 Park on Beale Street. So, that is on the way.

23 Booker T. Washington, in 2017, the Shelby
24 County Schools provided the funds to rehab the

1 space already at Booker T. Washington High
2 School for the Family Resource Center. That
3 Family Resource Center is up and operating.
4 It has programs and services, a GED program and
5 other services are provided that are academic
6 that are staffed by a Health and Education
7 Specialist that is paid for by the Shelby
8 County Schools.

9 So, it is operating and open every day for
10 the families of Foote Homes and the entire
11 South City area that normally need the services
12 that they offer.

13 The -- there is an art installation that
14 has already taken place, and if any of you have
15 passed by, Vance near the -- 615 Vance is a
16 planned art installation for the summer. It
17 is a little pocket park near the NAACP
18 headquarters. If you have driven around, you
19 just take this street and go to Vance and it's
20 right there on the corner.

21 So, an art piece is going to be installed
22 there. That is going to be one of the main
23 gateways into the Cleaborn development. So,
24 that is underway.

1 There have been some historic markers as
2 part of the fiftieth -- commemoration of the
3 fiftieth anniversary for Dr. King last year,
4 last April 4. There were a lot of projects
5 that the City of Memphis coordinated and
6 actually made happen. Universal Life is one
7 of those projects that one of our partner
8 organizations actually redeveloped, the old
9 Universal Life building, and it is active and
10 open.

11 I am a Man project, MLK Professional Park,
12 that was another part of that. And there are
13 some more things that are going to happen
14 relative to signage and historic markers and
15 installations that is going to happen.

16 It's all part of the whole neighborhood
17 transformation plan that the City of Memphis
18 Housing and Community Development is the
19 facilitator of the neighborhood plan.

20 And of course, that is all connected to the
21 South City overall transformation.

22 There is still a planned reuse of the
23 Georgia Avenue Elementary School.

24 MLK Transition Academy. Now there is

1 some part of the Shelby County Schools to get
2 an option on another vacant building. They
3 really want to reuse some of the vacant
4 buildings and save them, I guess, from the
5 demolition of other schools in this area. So,
6 that is some part on, I guess, what to do with
7 abandoned buildings.

8 So, that has not happened, but that is
9 something that the Housing Authority will be in
10 touch with Shelby County Schools about.

11 There is also planned commercial, retail
12 space, rehab for some of those existing
13 facilities. There is Girls, Inc. and an early
14 childhood center was one of those major
15 components of the overall Transformation Plan
16 that is still in the works.

17 And a site has not been identified --
18 specifically identified as to where the urban
19 childhood center would be placed, but they are
20 still in the works as well as we will look at
21 what happens with a -- if we are successful in
22 developing a grocery store in this area as
23 well.

24 That is a hard stage to realize. So, it

1 is really, you know, one of those things that
2 it takes a lot of partnership and, you know, to
3 make that come to be. So, that is something
4 that is on the back end of this overall
5 transformation.

6 We still have until 2022 to build out all
7 of the housing and the main components that the
8 grants will support. But there are some
9 partnerships that would still have to happen,
10 more partnerships maybe to realize all of the
11 plans of the transformation plans of the South
12 City Transformation Plan.

13 So, there are some blight removal
14 initiatives, some public programs, housing
15 preservation. And those things are -- housing
16 preservation are some of the things that are
17 happening right now.

18 We have a partnership with The Works, and
19 they have taken applications so that the
20 families that were in the South City area can
21 apply to have their homes, the homes that they
22 own in that program and have it rehabbed.

23 So, it's a small grant for home owners that
24 are eligible for the program. So, they are

1 going through the last, we heard -- there are
2 in the -- they have taken applications, so they
3 are going through that screening process.

4 So, individual families will benefit by
5 helping them to preserve and to stabilize their
6 homes so that, you know, they can continue to
7 live and, you know, and grow within the --
8 within the Uptown -- I am sorry -- not Uptown,
9 but within the South City area.

10 So, Uptown, they will have the same
11 program, and it's kind of modeled after that
12 one, but it is a home ownership rehab program
13 benefiting the families that live in this area.

14 Also, there are some facade improvements
15 for commercial properties. That is a
16 partnership that the Housing Authority is --
17 has engaged in with the Downtown Memphis
18 Commission.

19 They are -- there are commercial businesses
20 in this, you know, general area that need just
21 basic upgrades, some just, you know, the
22 storefront, trying to give those involved in
23 those businesses forgivable loans or grants
24 that will allow them to improve the way their

1 buildings look.

2 So, overall, it affects the quality of
3 life, the appearance, and just, you know, how
4 people care about their property and it just
5 makes the overall neighborhood look -- look
6 better.

7 So, that is something that is underway, the
8 facade grants for the commercial properties, as
9 well as the small loans, the rehab program for
10 the single-family homes that need rehabbing.

11 I mentioned blight removal initiatives that
12 are coming in the city that we are taking the
13 lead on through Public Works and other
14 departments to attack the blight in this area.

15 So, basically, those are the programs and
16 services under the South City Transformation
17 Plan.

18 RAD is another option that the Housing
19 Authority is pursuing. RAD is HUD's Rental
20 Assistance Demonstration program. You may
21 recall that last year we had three required
22 meetings, and we talked about possibly pursuing
23 RAD as an option for some of the Housing
24 Authority's properties and some of our -- some

1 of the Hope VI, the former Hope VI properties.

2 Well, we have submitted on January 6 --
3 well, we submitted on the 4th an application to
4 convert from public housing assistance to
5 Project-Based Voucher assistance.

6 It doesn't mean anything for you in terms
7 of anything you have to do. Definitely don't
8 move. And -- but it's just to allow for us to
9 stabilize our properties by having more
10 operating -- or any type of operating
11 assistance to allow us to maintain our
12 properties and preserve the long-term
13 affordability of the public housing units, or
14 the property. But it does mean conversion
15 from public housing assistance to Property-
16 Based Voucher assistance.

17 The applications that we submitted were for
18 Jefferson, Venson Center, Barry Towers, Borda
19 Towers, Kefauver Terrace, Metropolitan,
20 University Place, Legends Park, College Park,
21 Uptown Square, Cleaborn Pointe, and Greenlaw
22 Place.

23 We have hired a consultant that we are
24 calling our RAD consultant, and they have the

1 experience to help us with those applications
2 and some things that we have to do, some
3 financial applications that have to be
4 submitted, some physical needs assessments that
5 have to be done. So, they are going to help
6 us coordinate that and get that turned around
7 so that we can send that to HUD.

8 It doesn't mean at this point that we are
9 going to go and convert to RAD assistance, but
10 we are going through the process in order to
11 see if this is a feasible option for the sites
12 that I mentioned.

13 So, again, there is nothing you have to do,
14 and it won't have a physical effect on you at
15 this point, and -- but it's just to let you
16 know that we are pursuing converting the type
17 of assistance that is at our properties so that
18 we can maintain over the long -- the
19 sustainability of the properties.

20 We already did get HUD approval for
21 seventy-three RAD units at Foote Homes. So,
22 when South City comes there, we will stop
23 calling it Foote Homes. When South City comes
24 back, those units won't be public housing

1 units, but they will be Property-Based
2 Vouchers, Section 8 assistance.

3 And again, as a resident, there is nothing
4 you have to do, but we will continue to inform
5 you and -- before this project is finalized.
6 Then you will know at that point that we are
7 ready to convert to a RAD type of assistance.

8 And the final thing I am going to mention
9 is that we still have the McKinley Park homes,
10 as I mentioned, the twenty-three homes, and
11 there are seven more planned.

12 We have requested HUD to allow us to change
13 the income guidelines, meaning that a person --
14 it ended at or a cap of eighty percent area
15 median income. We are asking HUD to allow us
16 to go to a hundred and fifteen percent.

17 So, that means that the homes can be
18 available for the higher-income buyer as well
19 as the lower-income buyer. But the
20 higher-income buyer won't qualify for the
21 downpayment assistance. The lower one will.
22 And that is the group that we are targeting.

23 Up to ten thousand dollars downpayment
24 assistance is available through the City of

1 Memphis.

2 The Housing Authority has some assistance,
3 but you cannot (inaudible) is to make a house
4 affordable for the family that is a qualified
5 buyer.

6 You must complete a qualified homeownership
7 counseling program and, of course, have
8 acceptable credit and employment history as per
9 the lender's requirement.

10 The SHAPE program, again, allows the family
11 who has been a Section 8 participant, they have
12 had a voucher for a year, it allows them to use
13 their Rental Assistance Vouchers to pay their
14 mortgage for fifteen years.

15 And the family has to -- the minimum income
16 is fourteen thousand dollars, and they also
17 must complete a qualified homeownership
18 counseling program.

19 And then, the final thing is that we are
20 going to continue to do disposition of surplus
21 land within the University Place development.
22 When the building, with our developer, there
23 were -- there were some surplus land that
24 remained after the development was completed.

1 So, we are going to have an option to other
2 -- through other partnerships to dispose of
3 that land and to sell that land to other
4 entities who need to purchase within the
5 University Place area.

6 Also, under the Project-Based Vouchers as
7 is feasible within these areas, South City will
8 remain under the Senior Housing designation,
9 each phase. Phase 3 is underway, and we have
10 transferred -- Phase 3 will not be a Senior
11 Housing building, but a future phase at South
12 City will be.

13 Legends Park, we are going to be looking at
14 disposing of vacant parcels. There is a
15 five-acre parcel and a two-acre parcel. We
16 are in negotiations with LeBonheur. The
17 two-acre parcel and the five-acres, we are
18 negotiating with a developer that we can
19 partner with to build -- and we are both
20 looking at single housing at Legends Park on
21 that five-acre parcel. It's on the outside of
22 -- on the north side -- I am sorry -- of
23 Legends Park.

24 Of our Senior Housing designation, we have

1 eight parcels currently that are designated for
2 Senior Living Only, and that is seniors sixty-
3 two and above.

4 We have one planned for Foote Homes and for
5 South City and the one planned for Legends
6 Park. That will give us two more
7 Senior-designated facilities in the coming
8 years.

9 So, that is pretty much it, summarizes the
10 activities and services that we will be working
11 on in the coming year and with Foote Homes, or
12 South City, through 2022. Anybody have any
13 questions?

14 You want to give your name, please?

15 MS. SHASTA MOSS: Shasta Moss,
16 Kefauver Terrace. We at Kefauver Terrace,
17 every year that you all have a site -- you give
18 us the Five-Year Plan. Kefauver Terrace has
19 been designated Senior and Disabled, and we
20 want to -- it's our request as residents that
21 we keep the area of Kefauver Terrace
22 permanently seniors.

23 The latest information that we received is
24 that years ago before -- even before MHA

1 obtained the property, that the -- there was --
2 that the process to have it designated Senior
3 had begun but was never completed. So,
4 essentially, I understand that it is currently
5 designated Senior and Disabled.

6 We want a -- we want -- we as the residents
7 there, we really desire to keep that or to get
8 that area designated Senior. Seniors/Disabled
9 is fine, but we really want to -- someone to
10 give us some serious consideration regarding
11 keeping that area or getting it designated
12 Senior.

13 MS. LURETHA PHILLIPS: Okay.

14 MS. SHASTA MOSS: And every year,
15 I know -- I know that this particular request
16 has been made for five consecutive years at
17 least.

18 I feel that nobody has listened to us,
19 nobody has raised seriously our request.
20 Nobody -- I don't feel like anybody has really
21 put in any paperwork to HUD on a national level
22 or whatever in Memphis to ensure or to complete
23 the process of getting that area designated
24 Senior.

1 We have some young people in there, and we
2 don't necessarily expect the young people to be
3 kicked out. But if the area is designated --
4 if that property is designated Senior, then the
5 ones who are already there can remain,
6 possibly, depending on how the program is
7 written, how the proposal is submitted. Maybe
8 those who are already there stay there, and
9 then, more young people, you know, be permitted
10 to move in.

11 I don't know how -- what would be the most
12 feasible way to go about that, but we seriously
13 are wanting that property to remain primarily
14 Senior. And nobody has taken us seriously and
15 nobody has submitted any proposals to HUD.

16 MS. LURETHA PHILLIPS: Okay.
17 The policy -- the minutes are recorded and it
18 will go to the Executive Director's attention.

19 But to my knowledge, it has not been
20 designated as for Seniors. That designation
21 has -- and that designation capped at for
22 sixty-two and above. But a real Senior
23 designation, it may go as low as fifty, fifty
24 or fifty-five. I would have to, you know,

1 look it up, what HUD has defined an elderly
2 family is and --

3 MS. SHASTA MOSS: We would -- we
4 would even be fairly comfortable with that.
5 It's just we have had a couple of issues with
6 some young people that have been allowed to
7 move in and -- but there has been a couple of
8 issues, and we would just feel more comfortable
9 and safer if the property were designated for
10 Seniors.

11 MS. LURETHA PHILLIPS: Okay.
12 Well, we will make note and I will tell this
13 meeting --

14 MS. SHASTA MOSS: Excuse me.
15 What I am seeing, it's currently designated as
16 Senior and Disabled, which is fine, but there
17 is a young lady that has recently moved in next
18 door to me; she is a young lady with an
19 eleven-month-old baby. She is not Senior or
20 Disabled.

21 So, they are not even honoring the
22 designation that --

23 MS. LURETHA PHILLIPS: And I
24 think I am feeling that as it's designated, it

1 -- it -- it-- it allows households that are of
2 all ranges that as long as their family size
3 meets the, you know, the housing requirements.

4 MS. SHASTA MOSS: And therein
5 lies the problem.

6 MS. LURETHA PHILLIPS: Until, you
7 know, it gives us -- I don't know if anybody
8 else has any comments, but that is a comment
9 that will get sent to the Executive Director.

10 And again, I can't speak to what the plans
11 are for Kefauver other than the RAD conversion,
12 but that is something that is noted and will be
13 considered.

14 MS. SHASTA MOSS: And regarding
15 the RAD conversion, it mentioned that it won't
16 affect us as residents physically. We won't
17 have to move, but how will it affect us
18 financially?

19 MS. LURETHA PHILLIPS: Well, in
20 terms of the long-term affordability to make
21 sure that it remains affordable, because you
22 will have your funds, operating funds in which
23 to make repairs instead of what we do now, is
24 we have to plan out and borrow our funds, and

1 if we can't do -- and I guess it's like you do
2 with your personal, you know, household. If
3 you can't do something or make some capital
4 improvement, you can put it off until some
5 particular year.

6 But this allows you to have more funds on
7 hand to operate the property and to maintain
8 and -- preserve the housing and to maintain the
9 affordability of the housing.

10 So, to me, that has a more direct effect,
11 and you can fix up your property, instead of
12 spreading it out over a period of time, then
13 it's your apartment or your complex upgraded
14 and maintained.

15 MS. SHASTA MOSS: My concern is,
16 we as the residents, how will it affect us
17 financially? Will the rent still be
18 income-based or will it be a cap on -- like now
19 we have -- now we have a -- what do you call
20 it? What do you call it? A flat rate? How
21 will that affect -- will there be a specific --

22 MS. LURETHA PHILLIPS: Well, I
23 mean, still your screening, your adjusted
24 income, and you still have to go through all of

1 the same public housing or the same
2 requirements. It will just be converted to
3 the Project-Based Voucher program or Housing
4 Choice Voucher program, Section 8 program.

5 So, it won't be -- you won't have to go
6 through any additional requirements, in terms
7 of thirty percent of your adjusted income.
8 It's different, you know, any exemptions or
9 whatever that you may have. But you will
10 still have to go through the same screening
11 process.

12 MS. SHASTA MOSS: So, it just --
13 it won't be necessarily thirty percent anymore
14 or --

15 MS. VERNUA HANRAHAN: No, a
16 Project-Based Voucher is thirty percent of your
17 income. However, what she was saying is that
18 you will still be going through the annual
19 recertification process, which means that your
20 rent may go up if your income goes up, because
21 we are still doing the thirty percent.

22 So, those particular vouchers, it's not
23 tied to the person. It's tied to the unit.

24 MS. SHASTA MOSS: Okay.

1 UNIDENTIFIED SPEAKER: But it's
2 still that thirty percent of your income?

3 MS. VERNUA HANRAHAN: Yes.

4 UNIDENTIFIED SPEAKER: What is
5 your name?

6 MS. LURETHA PHILLIPS: My name is
7 Luretha Phillips. Luretha Phillips.

8 Anybody else?

9 Ms. Rose, did you have a comment before you
10 leave?

11 MS. ROSIE MEREDITH: Of course.
12 Yes, ma'am. It was my hearing that you all
13 have decided on the grocery store that you are
14 going to put there or are you still
15 negotiating?

16 MS. LURETHA PHILLIPS: The -- the
17 Housing Authority will not take a lead with
18 regard to the grocery store in Uptown. The
19 building is still there, and the Community
20 Redevelopment Agency has taken the lead on all
21 of the redevelopment that is going on in
22 Uptown.

23 We are just supporting them still as a
24 partner with the land acquisitions and the park

1 acquisitions, but they are the one taking the
2 lead, and all of the stuff that is going
3 forward is going to be directed by Archie
4 Willis with the Community Development Agency.

5 MS. ROSIE MEREDITH: Okay.

6 Thank you.

7 MS. LURETHA PHILLIPS: Okay.

8 Thank you. And I am going to turn it over to
9 Lori, Urban Strategies. Then I will come back
10 and wrap up. Thank you.

11 MS. LORI DAVIS: Good evening.

12 UNIDENTIFIED SPEAKERS: Good
13 evening.

14 MS. LORI DAVIS: Most of you all
15 know me. I am Lori Davis, and I am with Urban
16 Strategies-Memphis Hope. And what do we do?
17 All of the social services for the Memphis
18 Housing Authority residents.

19 So, that means that you have a case manager
20 at all of the towers. You have a case manager
21 at Kefauver. There is a case manager at
22 Montgomery, and there are case managers for the
23 relocated residents of Foote Homes.

24 We provide whole services for residents.

1 So, that means if you need a job, if you need
2 to eat, if you have health issues, whatever
3 your need is of the family, we do the whole
4 family. We do the two-generations. And we
5 rely on our staff.

6 But what we do is we are not allowed to get
7 you jobs, and we do have a lot of work-able
8 residents that don't want to work. We have
9 jobs, okay, but they don't want them. We do
10 have a (inaudible) that we have got at the
11 South City Family Resource Center twice a week.

12 So, we are having all -- we have all of
13 these resources available for you as residents.
14 Those in the towers and in Kefauver, we have
15 the senior commodities. Even at Montgomery
16 now, we have been doing it so long.

17 So, there are opportunities for each of
18 you. All you have to do is to reach out to
19 your case manager, the only people in the
20 building that have a case manager, Kefauver.
21 They have him there from Tuesdays and
22 Thursdays. Tammy comes on Tuesday and
23 Thursday, and Mondays and Fridays, she
24 just stands there.

1 But any time that you need your case
2 manager or you need any kind of services, feel
3 free to contact the management office.

4 If a case manager is not on site at that
5 time, also you can feel free to call my office
6 at 901-505-0820.

7 Are there any questions or concerns?

8 Okay. At this time, we will let Luretha
9 take us to the next step.

10 MS. LURETHA PHILLIPS: Okay. If
11 there are no more questions, again, we are glad
12 you came out.

13 Our next steps, the comment period goes
14 until March 9, 2019. So, you can make your
15 comment about anything you heard or you thought
16 you heard. Make your comment. We have some
17 blue comment cards that is on that area.

18 And you have Ms. Deans. You also can
19 contact Executive Director, or Chief Executive
20 Officer Marcia Lewis at Mlewis, L-e-w-i-s, at
21 Memphisha.org.

22 So, you can send her an e-mail if you would
23 like to -- if you have any kind of question
24 about anything. Please send them to the Chief

1 Executive Officer's attention, Memphis Housing
2 Authority, if you choose to mail them, 700
3 Adams, Memphis, Tennessee, 38105.

4 Our next meeting is February 20, 2019.
5 It's going to be at the main library, 3030
6 Poplar at the Benjamin L. Hooks Central
7 Library.

8 A public hearing -- that is the final
9 meeting where you have an opportunity to speak
10 for or against something that you heard --
11 that is March 15, 2019. That is going to be
12 at the Housing Authority in the -- it's a room
13 -- it's the boardroom, Room 216. So, that is
14 -- again, our address is 700 Adams, Room 216.

15 And the time is not listed, but it's
16 usually at ten o'clock. But we will post it
17 and let you know.

18 And you can go on our web site and find
19 out, you know, any changes to the plan or
20 whatever. The plan should be at every site.
21 So, if you want to read it in its entirety, the
22 plan is at each location in the office, and
23 it's, of course, at the main library, if you
24 want to look at a copy of it.

1 Again, send any comments that you may have
2 to the attention of the Chief Executive
3 Officer, which is Marcia Lewis, and 700 Adams,
4 Memphis, 38105.

5 Again, I want to thank you all for coming
6 out, taking your time to come out and learn
7 about what the Housing Authority has planned
8 this year and for the next five years.

9 So, if there are no questions, we are done.

10 MS. DONNA ELLIOTT: Yes, ma'am.

11 MS. LURETHA PHILLIPS: Yes,
12 ma'am?

13 MS. DONNA ELLIOTT: I am Donna
14 Elliott from 12 Fairway. Like are there any
15 notes from the meeting today?

16 MS. LURETHA PHILLIPS: There are
17 going to be some official minutes from the
18 meeting.

19 MS. DONNA ELLIOTT: Okay. All
20 right.

21 MS. LURETHA PHILLIPS: And so,
22 those will be transcribed and they will be at
23 the Housing Authority, whatever the official
24 minutes that are taken for each meeting that we

1 have.

2 MS. DONNA ELLIOTT: Okay.

3 MS. LURETHA PHILLIPS: Okay.

4 MS. DONNA ELLIOTT: Well, how much
5 to get a copy of that?

6 MS. LURETHA PHILLIPS: You can get
7 a copy of those, the whole plan. We -- I am
8 sure we are going to have everything after the
9 March 15.

10 And according -- the agenda, it will go to
11 our Board and all -- everything becomes official
12 and sent to HUD about the middle of April. And
13 then, they will weigh in and approve the plan or
14 not by July 1.

15 So, I won't say the exact date, but the
16 March 15 public hearing, and you can have a copy
17 of whatever, you know, the proceedings are after
18 -- after the March 15 public hearing.

19 MS. DONNA ELLIOTT: Thank you.

20 MS. LURETHA PHILLIPS: All right.
21 Thank you. Thank you all for coming out.

22 UNIDENTIFIED SPEAKER: Thank you.
23 Have a safe night.

24 UNIDENTIFIED SPEAKER: Thank you.

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(Whereupon, the meeting was adjourned at
5:17 p.m.)

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C E R T I F I C A T E

STATE OF TENNESSEE

COUNTY OF SHELBY

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IN WITNESS WHEREOF, I have
hereunto set my hand in the State of Tennessee
this 9th day of April, 2019.

Cary E. Miller
Certified Shorthand
Reporter and Tennessee
Licensed Court Reporter
LCR #168
Expiration Date 6/30/20