MEMPHIS HOUSING AUTHORITY
2019 ANNUAL & FIVE YEAR PLAN

PUBLIC HEARING
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EMMANUEL CENTER
604 St. Paul Avenue
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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
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
an agenda, and then, the next person will come up.

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

UNIDENTIFIED SPEAKER: Your name?
MS. VERNUA HANRAHAN: My name is Vernua, and I am the Special Projects Coordinator for the Housing Authority.

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

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

MS. BARBARA DEANS: Good afternoon.

UNIDENTIFIED SPEAKERS: Good afternoon.

MS. BARBARA DEANS: Thank you all
for being here. We appreciate it.

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

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

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

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

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

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

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

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

Vernua, you want me to share the timeline?
And so, our timeline where we share the information that we are about to share with you gives the public residents, interested parties an opportunity to comment.

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

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

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

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

My job is to share with you information related to some of the legal aspects, some of the things that are of concern as it relates to
the legal status of designing MHA housing.

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

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

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

And so, the first item that I am going to
cover are the proposed changes to the Admission and Continued Occupancy Policy.

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

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

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

If you have a thought or a comment or an issue with them, this is an opportunity to comment about it, you know, "I have a problem with that. I don't think you should do this", or "I think you should change it to" whatever your idea might be.
And so, all of these things are part of this -- this process. And so, we make them public and give everyone an opportunity to hear the changes and comment.

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

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

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

The change -- previously it was ten days.
So, we are shortening the time to respond. So, once you get that notice, you need to respond very quickly.

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

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

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

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

So, any of those things that occur, they are a violation of the lease and they are also
a violation of our ACOP policy. But if you are on that list, you cannot apply for public housing.

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

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

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

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

And then, one of the final changes is proposed changes that would limit assistance to Over-Income Families after a set period of
time. Twenty-four months is the proposed time.

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

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

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

What that means, "acceptance with reservations" is basically a legal right that says you owe this rent, you want to pay this rent, we will accept this rent, but if you are at a certain point -- it just depends on the circumstances of where you are -- we may still proceed with the legal action to evict you.
But again, it just depends. You have to always stay in communication with the property manager. They are obligated to communicate what your rent is, how much you owe, what your penalties are, if there are court fees that are attached to that. They have to share that with you.

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

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

But please, please, please communicate with your property manager. They are always ready and willing to work with you if circumstances require it. If something has happened that has changed in your income, they need to know that. It does make a difference, and it will allow them to make certain concessions under
the law, but they can't do it if they don't know.

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

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

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

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

This young man, we believe, left his stove on when he was drying his clothes and caused -- we don't have a number yet, but I went over to
look at it and water is pouring down the steps, down the stairs from -- he is on the 11th floor, and it came all the way down to the -- to the property manager's office.

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

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

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

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

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

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

And so, a collection agency is charging that 33.3 percent. So, we are passing that
cost along to that tenant or former tenant when they fail to pay the rent or fail to pay their obligation.

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

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

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

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

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

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

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

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

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

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

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

It's going to be kind of trial and error, to be honest with you. We have a plan. We are instituting it now. It's going to be fully implemented after this week. Some people will love it. Some people will hate
it. But we are continuing to work.

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

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

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

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

MS. BARBARA DEANS: I cannot
speak for management. I do know that the management has changed at Montgomery. Ms. Dowers was there, and they moved Ms. Dowers to another site. So, there is someone else there now.

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

UNIDENTIFIED SPEAKER: Yes.

MS. BARBARA DEANS: He patrols every night.

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

And that -- as I said, those are the changes that we are making. You will see more people physically at the site moving about.
We are probably not going to have an assigned person, because we don't have the capacity to do it. We don't have the personnel. We don't have the funds to support it, which is why we are moving away from Dynamic.

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

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

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

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

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

MS. BARBARA DEANS: Is this a vacant --

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

MS. BARBARA DEANS: Okay.

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

We had three people in and out of other units, either by death or -- I mean, they put -- two people have died, and they have put
two different people in the other unit across from me, but there is never anyone at home.

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

MS. DABRA THOMAS: Yes.

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

MS. DABRA THOMAS: No.

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

MS. DABRA THOMAS: She is nice.

She is nice.

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

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

MR. ROGER FOLK: Good afternoon, everyone.

UNIDENTIFIED SPEAKERS: Good afternoon.

MR. ROGER FOLK: I am filling in
for Mike Swindle today. We are Housing Operations, formerly known as Asset Management and Capital Improvements. I want to go over some things that we are working on and doing.

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

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

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

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

We have hired a professional service for
the lawn care.

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

We have brought back pest control in to
house.

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

We reinvented our preventative maintenance
program.

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

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

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

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

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

Now, some of the projects that we have
going on in Capital, we are working on our
elevator modernization projects.

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

We have the exhaust damper control upgrade.

Barry Tower water isolation valve replacement and sanitary cleanout repair.

PTAC condensation drainage system upgrade.

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

Venson Center roof replacement.

The Jefferson Square and Venson Center generator upgrades.

Jefferson Square common area HVAC upgrade.

College Park Senior exterior finishes upgrade.

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

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

Montgomery Plaza buildings exterior refinishing.
Montgomery isolation yard valve replacement.

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

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

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

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

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

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

Montgomery electrical infrastructure upgrades.

Barry Towers tub surround upgrades.

Borda Tower exterior building waterproof, PTAC drainage systems, painting.
Venson Center exterior finishes repair and painting, which I have finished.

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

And the agency-wise irrigation systems.

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

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

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

MR. ROGER FOLK: Yes, ma'am.

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

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

Thank you. Thank you.

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

MS. ROSIE MEREDITH: Thank you.

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

MS. ROSIE MEREDITH: Okay.

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

MS. ROSIE MEREDITH: Thank you.

MR. ROGER FOLK: Yes, ma'am?

MS. DABRA THOMAS: Dabra Thomas.

(inaudible) a little over a month. You said electrical over on Montgomery Place?

MR. ROGER FOLK: Oh, electrical upgrades.

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

MR. ROGER FOLK: I think that is
what we are doing with electrical. I think we had some electrical systems that is not powerful enough. We are working with Memphis Light, Gas and Water. I know they have come and done an audit over the last month, and we are working with them on that to get that corrected.

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

MR. ROGER FOLK: I will -- I think we have made contact and I will find out. This is not one of my personal projects, because in my area, I have three other people who have -- are assigned to different projects. So, I don't know everything in detail what they are working on, but I will get some answers for you.

MS. DABRA THOMAS: Well, you are management, so --
MR. ROGER FOLK: Yes, ma'am?

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

MR. ROGER FOLK: Pretty well.

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

MS. VERNUA HANRAHAN: State your name.

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

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

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

MS. VERNUA HANRAHAN: This is private.

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

MS. VERNUA HANRAHAN: Yes. This is -- the man would have to contact the Cleaborn Pointe office.
MS. BARBARA DEANS: And they can reach out to MLG&W, and I would imagine they are working with everyone here. So, I would suggest reaching out to them and inviting them to like -- you know, let them know.

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

MS. BARBARA DEANS: City of Memphis.

MR. ROGER FOLK: City of Memphis.

MS. BARBARA DEANS: Sanitation.

MS. VERNUA HANRAHAN: Public Works.

MR. ROGER FOLK: Yes.


MR. ROGER FOLK: Yes. Okay?

Anybody else?

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

MS. LURETHA PHILLIPS: Good afternoon.

UNIDENTIFIED SPEAKERS: Good
afternoon.

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

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

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

SHAPE is the Section 8 Housing Assistance Vouchers. We can convert to a Mortgage -- your Rental Assistance Vouchers to a Mortgage
Assistance Voucher for fifteen years.

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

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

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

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

We are wrapping up in the Uptown area. The Housing Authority engaged in partnership, and we are continuing that partnership with the
Community Redevelopment Agency. Hopefully, that will end this year. But primarily we are supporting and providing land acquisition support, primarily in other departments and other developments to support activity.

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

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

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

I mentioned the home ownership opportunity for the public housing families whose goal is
to purchase a home. We provide the services as well as funding assistance to those families that qualify and to purchase a home.

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

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

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

They have a single-family rehab program that if you live in the Uptown area, they have an application process that they go through.
That is one of their activities that they targeted this year.

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

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

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

However, we did submit a few months ago -- I want to say it was December or early January -- so, maybe a month ago we submitted an
extension request to HUD so that we can extend
the grant for another eighteen months.

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

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

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

That program has a forty-eight-month Earned
Income Disregard. So, the families benefit by
paying -- earning more and paying less in rent.
So, that is one of the key things of the Job
Plus program.
Okay. Relative to South City, which within this area -- it's a two-square-mile area. And many of you, if you have been around and you have lived around in this area, have seen the work that is going on across the street. Phase 1 is in terms of building out the first of the units. It's a hundred and fourteen units.

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

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

But then, we will have -- they won't have public housing units. They will have Project-Based Vouchers, and they can get some type of subsidy that is available for assistance for the families of -- former families of public housing. And then, they will use a market rate and other affordable housing.
Mason Village was completed and it's also in this geographic area or two-square-mile area. And they are going to have some Project-Based Voucher units that families can apply to go there. And of course, the families of Foote Homes will have a priority for going there as well.

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

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

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

So, I have talked about the housing, or we
will talk about the housing. Up to seven hundred units, 712 units will be built on site and in the surrounding two square miles. And the two square miles, Union; Second Street, Third Street on the west; it goes to Tate, Crump on the south. And at Crump, homes will be built in that area. All the rental houses will be built in the two-square-mile area.

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

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

People services. Primarily, it's comprehensive case management and supportive services, early childhood, education services, workforce preparation services, physical and mental health care, coordinated services and
referrals, financial literacy for youth, adult, and seniors, some youth initiatives, technology programs and other vocational programs that are offered through the -- what we call the partner.

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

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

Several of them, particularly with the park design of L. E. Brown Park and Church Park, that is going to be done and facilitated by the City of Memphis Parks and Neighborhood Division. They have hired a design firm to redesign L. E. Brown Park as well as Church Park on Beale Street. So, that is on the way. Booker T. Washington, in 2017, the Shelby County Schools provided the funds to rehab the
space already at Booker T. Washington High School for the Family Resource Center. That Family Resource Center is up and operating. It has programs and services, a GED program and other services are provided that are academic that are staffed by a Health and Education Specialist that is paid for by the Shelby County Schools.

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

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

So, an art piece is going to be installed there. That is going to be one of the main gateways into the Cleaborn development. So, that is underway.
There have been some historic markers as part of the fiftieth -- commemoration of the fiftieth anniversary for Dr. King last year, last April 4. There were a lot of projects that the City of Memphis coordinated and actually made happen. Universal Life is one of those projects that one of our partner organizations actually redeveloped, the old Universal Life building, and it is active and open.

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

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

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

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

MLK Transition Academy. Now there is
some part of the Shelby County Schools to get
an option on another vacant building. They
really want to reuse some of the vacant
buildings and save them, I guess, from the
demolition of other schools in this area. So,
that is some part on, I guess, what to do with
abandoned buildings.

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

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

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

That is a hard stage to realize. So, it
is really, you know, one of those things that
it takes a lot of partnership and, you know, to
make that come to be. So, that is something
that is on the back end of this overall
transformation.

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

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

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

So, it's a small grant for home owners that
are eligible for the program. So, they are
going through the last, we heard -- there are
in the -- they have taken applications, so they
are going through that screening process.

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

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

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

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

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

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

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

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

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

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

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

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

We have hired a consultant that we are
calling our RAD consultant, and they have the
experience to help us with those applications
and some things that we have to do, some
financial applications that have to be
submitted, some physical needs assessments that
have to be done. So, they are going to help
us coordinate that and get that turned around
so that we can send that to HUD.

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

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

We already did get HUD approval for
seventy-three RAD units at Foote Homes. So,
when South City comes there, we will stop
calling it Foote Homes. When South City comes
back, those units won't be public housing
units, but they will be Property-Based Vouchers, Section 8 assistance.

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

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

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

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

Up to ten thousand dollars downpayment assistance is available through the City of
Memphis.

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

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

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

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

And then, the final thing is that we are going to continue to do disposition of surplus land within the University Place development. When the building, with our developer, there were -- there were some surplus land that remained after the development was completed.
So, we are going to have an option to other
-- through other partnerships to dispose of
that land and to sell that land to other
entities who need to purchase within the
University Place area.

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

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

Of our Senior Housing designation, we have
eight parcels currently that are designated for Senior Living Only, and that is seniors sixty-two and above.

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

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

You want to give your name, please?

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

The latest information that we received is that years ago before -- even before MHA
obtained the property, that the -- there was --
that the process to have it designated Senior
had begun but was never completed. So,
essentially, I understand that it is currently
designated Senior and Disabled.

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

MS. LURETHA PHILLIPS: Okay.

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

I feel that nobody has listened to us,
nobody has raised seriously our request.
Nobody -- I don't feel like anybody has really
put in any paperwork to HUD on a national level
or whatever in Memphis to ensure or to complete
the process of getting that area designated
Senior.
We have some young people in there, and we don't necessarily expect the young people to be kicked out. But if the area is designated -- if that property is designated Senior, then the ones who are already there can remain, possibly, depending on how the program is written, how the proposal is submitted. Maybe those who are already there stay there, and then, more young people, you know, be permitted to move in.

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

MS. LURETHA PHILLIPS: Okay.

The policy -- the minutes are recorded and it will go to the Executive Director's attention.

But to my knowledge, it has not been designated as for Seniors. That designation has -- and that designation capped at for sixty-two and above. But a real Senior designation, it may go as low as fifty, fifty or fifty-five. I would have to, you know,
look it up, what HUD has defined an elderly family is and --

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

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

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

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

MS. LURETHA PHILLIPS: And I think I am feeling that as it's designated, it
-- it-- it allows households that are of all ranges that as long as their family size meets the, you know, the housing requirements.

MS. SHASTA MOSS: And therein lies the problem.

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

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

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

MS. LURETHA PHILLIPS: Well, in terms of the long-term affordability to make sure that it remains affordable, because you will have your funds, operating funds in which to make repairs instead of what we do now, is we have to plan out and borrow our funds, and
if we can't do -- and I guess it's like you do
with your personal, you know, household. If
you can't do something or make some capital
improvement, you can put it off until some
particular year.

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

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

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

MS. LURETHA PHILLIPS: Well, I
mean, still your screening, your adjusted
income, and you still have to go through all of
the same public housing or the same
requirements. It will just be converted to
the Project-Based Voucher program or Housing
Choice Voucher program, Section 8 program.

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

MS. SHASTA MOSS: So, it just --

it won't be necessarily thirty percent anymore
or --

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

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

MS. SHASTA MOSS: Okay.
UNIDENTIFIED SPEAKER: But it's still that thirty percent of your income?

MS. VERNUA HANRAHAN: Yes.

UNIDENTIFIED SPEAKER: What is your name?

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

Anybody else?

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

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

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

We are just supporting them still as a partner with the land acquisitions and the park
acquisitions, but they are the one taking the lead, and all of the stuff that is going forward is going to be directed by Archie Willis with the Community Development Agency.

MS. ROSIE MEREDITH: Okay.

Thank you.

MS. LURETHA PHILLIPS: Okay.

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

MS. LORI DAVIS: Good evening.

UNIDENTIFIED SPEAKERS: Good evening.

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

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

We provide whole services for residents.
So, that means if you need a job, if you need to eat, if you have health issues, whatever your need is of the family, we do the whole family. We do the two-generations. And we rely on our staff.

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

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

So, there are opportunities for each of you. All you have to do is to reach out to your case manager, the only people in the building that have a case manager, Kefauver. They have him there from Tuesdays and Thursdays. Tammy comes on Tuesday and Thursday, and Mondays and Fridays, she just stands there.
But any time that you need your case manager or you need any kind of services, feel free to contact the management office.

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

Are there any questions or concerns?

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

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

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

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

So, you can send her an e-mail if you would like to -- if you have any kind of question about anything. Please send them to the Chief
Executive Officer's attention, Memphis Housing Authority, if you choose to mail them, 700 Adams, Memphis, Tennessee, 38105.

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

A public hearing -- that is the final meeting where you have an opportunity to speak for or against something that you heard -- that is March 15, 2019. That is going to be at the Housing Authority in the -- it's a room -- it's the boardroom, Room 216. So, that is -- again, our address is 700 Adams, Room 216. And the time is not listed, but it's usually at ten o'clock. But we will post it and let you know.

And you can go on our web site and find out, you know, any changes to the plan or whatever. The plan should be at every site. So, if you want to read it in its entirety, the plan is at each location in the office, and it's, of course, at the main library, if you want to look at a copy of it.
Again, send any comments that you may have to the attention of the Chief Executive Officer, which is Marcia Lewis, and 700 Adams, Memphis, 38105.

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

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

MS. DONNA ELLIOTT: Yes, ma'am.

MS. LURETHA PHILLIPS: Yes, ma'am?

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

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

MS. DONNA ELLIOTT: Okay. All right.

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

MS. DONNA ELLIOTT: Okay.

MS. LURETHA PHILLIPS: Okay.

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

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

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

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

MS. DONNA ELLIOTT: Thank you.

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

UNIDENTIFIED SPEAKER: Thank you.

Have a safe night.

UNIDENTIFIED SPEAKER: Thank you.
(Whereupon, the meeting was adjourned at 5:17 p.m.)
CERTIFICATE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, Cary E. Miller, LCR #168, Tennessee Licensed Court Reporter and Certified Shorthand Reporter, in and for the State of Tennessee, do hereby certify that the above proceeding was reported by me.

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this 9th day of April, 2019.

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Cary E. Miller
Certified Shorthand
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