



Norcross Housing

Providing Quality Affordable Housing that Promotes Dignity, Pride and Opportunity in Norcross, GA

The Commissioners of the Housing Authority of the City of Norcross, Georgia, met for a Regular meeting Friday, June 17, 2022 at 10:30 at via Zoom.

The meeting was called to order at 10:30 a.m. by the Chairman. Those present and absent were recorded as follows:

Present: Gail Newton

Pam Hopper

Melissa Leedy

Ranae Heaven

Staff: Beth Brown

Absent: Don Osborne

There being a quorum present, Ms. Gail Newton called the meeting to order at 10:30 a.m.

MINUTES

Minutes from the last meeting on April 15, 2022 were presented for approval. On Motion made by P. Hopper and seconded by M. Leedy, the minutes were approved.

Ayes: G, Newton, P. Hopper, M. Leedy, R. Heaven

Nays: None

Absent: D. Osborne

FINANCIAL REPORT

February financials were presented. B. Brown indicated that NHA was in excellent financial condition. The financials were accepted on motion by D. Osborne; seconded by M. Leedy. D. Osborne requested a summary of predevelopment costs anticipated in preparation for redevelopment and submission of a tax credit application.

Ayes: G, Newton, P. Hopper, M. Leedy, R, Heaven

Nays: None

Absent: D. Osborne



SECRETARY'S REPORT

B. Brown updated the Board on the following:

- ✓ Tax Credit application has been submitted. Our score is highly competitive, and we are anticipating success.
- ✓ NHA has engaged an architectural company that GHA has used in the past to prove physical obsolescence. This repositioning route was determined to be the most advantageous for NHA. It will allow NHA to receive capital funds for the next 5 years as well as an Asset Repositioning Fee and allow NHA to rebuild income-based units in the new development.
- ✓ NHA is not taking new residents, once the Demolition/Disposition application has been submitted to HUD we technically can no longer house people. The application should be submitted the first part of July.
- ✓ I participated in several community meetings sharing NHA's plans and goals for the future.
- ✓ I participated in a Housing Summit Sunday; June 12th hosted by Gwinnett Housing Corporation.
- ✓ There is a "glitch" with the REAC inspection and for some reason HUD has disapproved the submission, we are trying to resolve.
- ✓ The FY 21 Audit has been completed and submitted and there are no findings.

New Business

There being no further business, on Motion made by P. Hopper and seconded by M. Leedy, the meeting was adjourned.

SEAL

ATTEST:

Secretary to the Board
Beth Brown, Executive Director





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