

# 2022-2023 Annual and 5 Year Plan (2022-2027)



**MEMPHIS HOUSING AUTHORITY**

*"Striving For Excellence and Nothing Less"*

**James (Jim) Strickland, Mayor, City of Memphis**

**Dexter D. Washington, Chief Executive Officer**

# GREETINGS



**MEMPHIS HOUSING AUTHORITY**

- *"Striving For Excellence and Nothing Less"* -





# MISSION

To develop, support and maintain affordable housing options that provide stability and a sense of community for people with low to moderate incomes.



# VISION

To create vibrant sustainable communities that provide a range of affordable quality housing options for all people.





# GOALS

1. To expand the supply of assisted housing thus increasing choices.
2. To improve the quality of assisted housing and provide an improved living environment through repositioning.
3. To promote self-sufficiency and asset development of families and individuals.
4. To ensure opportunity and affirm fair housing through deconcentration of poverty, racial grouping; along with development of mixed-income communities to provide housing opportunity for all.
5. To increase availability of housing by awarding Project-Based Vouchers.



# Capital Improvements

## Current Achievements

High-rises and Montgomery Plaza Dwelling Units Hazardous Material Remediation and Renovations

Venson Center Domestic Water Heater Replacement

Barry Tower and Venson Center, Main Floor Restrooms Renovations

Latham Terrace and Magnolia Terrace Common Areas Flooring Replacements

Latham Terrace Fire Panel Replacement

Latham Terrace and Magnolia Terrace Roof Replacements

High-rises Main Entry Doors and Access Control Systems Upgrades





# Capital Improvements

## Current Activities

High-rises and Montgomery Plaza Dwelling Units Hazardous Material Remediation and Renovations

Montgomery Plaza and Kefauver Terrace Restrooms and Kitchenettes Renovations

Borda Tower Corridor Walls and Access Panels Replacements

Borda Tower Corridor Lighting Upgrades

Borda Tower Storm Water Drainage Modifications



# Capital Improvements

## FY 2023 Goals

High-rises and Montgomery Plaza Dwelling Units Hazardous Material Remediation and Renovations

Kefauver Terrace HVAC System Upgrades

GE Patterson Pointe and Montgomery Plaza Playground Equipment and Surface Installation

Montgomery Plaza Auxiliary Outdoor Lighting

Montgomery Plaza Exterior Refinishing and Roof Replacements

Greenlaw, Metropolitan Place and Uptown Square Improvements





# Capital Improvements

## FY 2023 Goals

Greenlaw, Metropolitan Place and Uptown Square Improvements

G.E. Patterson Pointe Interior and Exterior Upgrades



# Capital Improvements

## FY 2024- 2026 Goals

Montgomery Plaza and Kefauver Terrace Dwelling Units  
Hazardous Material Remediation and Renovations

Montgomery Plaza Electrical Infrastructure Upgrade

Greenlaw, Metropolitan Place and Uptown Square Improvements

G.E. Patterson Pointe Interior and Exterior Upgrades

Crockett Place Interior and Exterior Improvements

Latham Terrace Interior and Exterior Improvements

Magnolia Terrace Interior and Exterior Improvements



**MEMPHIS HOUSING AUTHORITY**

*"Striving For Excellence and Nothing Less"*



# Community Engagement

## Accomplishments

- Awarded a ROSS-Service Coordinator grant in the amount of \$244,515 to support the residents of Montgomery, Kefauver Terrance, and GE Patterson Pointe
- Awarded a renewal grant for the FSS Program for one coordinator
- Awarded a Summer Initiate grant by Ohio Capital to provide former Foote Homes families with Summer Fun Packs
- Invited by the Council of Large Public Housing Agencies to participate in a community Catalyst project with United Healthcare to create a framework to integrate health, housing, and healthcare coverage by focusing on social determinants of health
- Developed a partnership with Matter Health to co-locate health clinics within low to moderate income senior living facilities
- Executed resident testing and vaccination events in which residents were tested for the COVID-19 Virus and received COVID-19 vaccinations and/or booster shots
- Developed a youth ambassador program to be fully implemented in FY23
- Developed a historical society to preserve, collect, research, and interpret historical information related to the MHA to be implemented in FY23





# Development

- **Implementation of South City CNI Project:**

- **Housing Component**

- Phases 1 - 3 units initial lease up completed
- Phase 4 closed and under construction (another 138 units)
- Phase 5 Planned Closing May 2022; 120 Senior designated units
- Phase 6 Final phase of development; Pre-development Planning underway
- Final Grant expenditures by September 2022; Construction completed in 2024
- Placement of 87 PBV in the South City area

- **People Services Component**

- Ongoing Case Management & Supportive Services for former Foote families
- Planning underway for establishing a CSS Endowment; Submitted to HUD

- **Neighborhood Component**

- BlueCross BlueShield Family Fun Grant awarded for installation of a Healthy Families Park; City to complete additional improvements for L.E. Brown Park;
- Housing preservation Rehab work COMPLETED for 11 homes partnership with the Works CDC
- Commercial Revitalization (DMC-Be A Good Neighbor Program) 7 area businesses (COMPLETED)
- Renovation of MLK Transition Academy – Mixed-Use Educational, cultural, business & recreational facility for South City Community.



**MEMPHIS HOUSING AUTHORITY**

*"Striving For Excellence and Nothing Less"*



# Development-Property Disposition

- **Uptown**

- Uptown Park 1.37 acres for sale to restaurant
- TDOT Public Improvements to intersections/signals on Danny Thomas in R.O.W at:
  - Danny Thomas & A.W. Willis and Danny Thomas (628 SF) (former Hurt Village)
  - Danny Thomas & Alabama (Uptown Square 40 SF)

- **Cleaborn Pointe** - Cleaborn Pointe (Ph 1, Lot 2) - Installation of a service drive for MLK Academy 2,716 SF (0.0623 ac)

- **South City** – SC @ Foote Park Phases 5 & 6 (Approved Disposition)

- **RAD Conversions** – RAD/Section 18 Blend

- 4 High Rises; Submission of LIHTC Applications

- **Legends Park**

- RFP Issued for disposition/sale of 1.4 acres at Poplar & Decatur & 1.88 acres at Poplar & Pauline
- Edgeview @ Legends Park 3.82 acres for development of 99 PBV units

- **McKinley Park** – Disposition of 7 vacant lots for redevelop (1.02 acres)

- **University Place**

- 977 Sledge (1.4 acres approved for disposition to Elmwood; transferred balance (4.3 acres) to the City by Public Works Division
- 736 Dudley (Lease Purchase Agreement to trucking business)



**MEMPHIS HOUSING AUTHORITY**

*"Striving For Excellence and Nothing Less"*



# Development

- **Elderly Designations Plan & Renewals**

- **2 new designations—Original 5 Year Designation**

- Edgeview at Legends Park

- Foote Park at South City

- **Existing Elderly Designations – Renewed every 2 years**

- College Park (RAD Conversion Project)

- Magnolia Terrace

- Latham Terrace

- University Place

- Legends Park North

- Lyons Ridge

- Fairway Manor

- Cleaborn Pointe



**MEMPHIS HOUSING AUTHORITY**

*"Striving For Excellence and Nothing Less"*



# Development

- **RAD Conversion (Rental Assistance Demonstration Program)**

- MHA initiated its conversion process for identified sites in July 2018

- Proposed sites: 4 towers; College Park Phases; Uptown/Askew Place and other sites as feasible under RAD PBV and/or PBRA

- Conversion Steps in RAD Conversion:

- CHAPS issued

- Financing Plans being developed PBV/PBRA

- Issuance of RAD Conversion Commitment & RAD Use Agreement;

- Closing

- RAD Facts: RAD UPDATE MEETINGS AT HIGHRISES Feb 28 – Mar 3, 2022**

- PHA participate in the conversion process to stabilize its properties; make the necessary repairs; rehab or replace properties; Allow for the use of private monies to make repairs; Properties still receive HUD subsidies to operate

- Right to Return and organize after conversion;

- Lease Renewal—Lease will continue to renew each year unless good cause exists; Right to file a grievance if not renewed;

- Choice Mobility under PBV or PBRA conversion selection

- FINANCING APPLICATIONS submitted to THDA in March 2022; Financing Plan being prepared**



**MEMPHIS HOUSING AUTHORITY**

*"Striving For Excellence and Nothing Less"*



# FY2023 Financial Resources

Below is a list of the anticipated financial resources for the Memphis Housing Authority.

<u>Category</u>	<u>Description</u>	<u>Amount</u>
<b>Federal Sources</b>		
	Public Housing Operating Subsidy (OFND)	\$ 5,673,190
	Family Self-Sufficiency Grant (FSS)	\$ 66,800
	Resident Opportunities and Support Services (ROSS)	\$ 80,805
	Capital Fund Program (CFP)	\$ 5,617,290
	Annual Contributions for Voucher Programs	\$ 60,211,860
	Choice Neighborhoods Grant (CNI)	\$ 4,500,000
<b>Non-Federal Sources</b>		
	Capital Improvements Funds (City of Memphis/HCD)	\$ 1,500,000
	Public Housing Dwelling Rental Income	\$ 642,283
	Memphis Housing Strategies	\$ 153,265
	City of Memphis/HCD Grant	\$ 50,000
<b>Total Financial Resources</b>		<b>\$ 78,495,493</b>



**MEMPHIS HOUSING AUTHORITY**

*"Striving For Excellence and Nothing Less"*



**Thank you**



**MEMPHIS HOUSING AUTHORITY**

*"Striving For Excellence and Nothing Less"*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

MEMPHIS HOUSING AUTHORITY

ANNUAL AND 5 YEAR PLAN

2022-2027

PUBLIC HEARING

April 26, 2022

Transcribed by:

CARY E. MILLER

Certified Shorthand Reporter

127 S. Humes Street

Memphis, Tennessee 38111



A P P E A R A N C E S

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

MS. VERNUA HANRAHAN

MR. DEXTER D. WASHINGTON

Chief Executive Officer      Community  
Engagement

MS. LURETHA PHILLIPS

Development Department      Mission, Vision,  
Goals  
Development

MR. MIKE SWINDLE

Capital Improvements      Current Achievements  
Current Activities  
FY 2023 Goals  
FY 2024-2026 Goals

MS. VICKIE ALDRIDGE

Chief Financial and  
Information Officer      FY2023 Financial  
Resources

MS. BARBARA DEANS

General Counsel  
Interim Chief Operating Officer

MS. BRITNEY TOWNSEND (by Zoom)

MS. KRYSTALYN OWENS (by Zoom)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

P R O C E E D I N G S

10:00 a.m.

MS. VERNUA HANRAHAN: We are getting ready to start the recording. Thank you.

MR. DEXTER D. WASHINGTON: Good morning, everyone. We would like to thank you for joining MHA's Annual Plan public hearing this morning.

Today we will take this opportunity to review any changes that we have made to several of our governing documents, any particular changes to our mission, the Continued Occupancy document, and any changes to our Housing Choice Voucher Administration Plan.

We will also discuss any upcoming plans that we have for the next calendar year and into our future years as well. Those discussions will be around our capital fund program, our real estate development plans, and again, any program changes that we have in the works.

So, I will -- we do have our Chat open.



1 So, if you have any questions during this  
2 process, feel free to put them in the Chat, and  
3 we will try to respond as the presentation  
4 proceeds.

5 So, I will turn this over first to --

6 MS. VERNUA HANRAHAN: Introduce  
7 yourself.

8 MR. DEXTER D. WASHINGTON: Sorry.  
9 I was just reminded I didn't say who I was. I  
10 am Dexter Washington, Chief Executive Officer  
11 of Memphis Housing Authority.

12 So, we will turn this presentation first  
13 over to Luretha Phillips, who will come and  
14 discuss some of our development initiatives,  
15 including our plans to transition our Public  
16 Housing Program to -- the Housing Choice  
17 Voucher Program to the Rental Assistance  
18 Demonstration Program, or RAD.

19 MS. VERNUA HANRAHAN: Do you want  
20 to -- do you want to do the mission real quick?

21 Okay. Very quickly, we are going to go  
22 through the mission, as well as the vision and  
23 the goals, because Ms. Phillips, all of her  
24 projects, as well as those that belong to

1 Mr. Mike Swindle, who will be following her,  
2 are underneath our goals, our mission, and our  
3 vision.

4 MS. LURETHA PHILLIPS: Good  
5 morning. I am Luretha Phillips with the  
6 Development Department at the Housing  
7 Authority.

8 I am going to go through some of the  
9 activities that we are working on relative to  
10 our implementation grant, relative disposition  
11 activities, our elderly designation plans and  
12 renewals, as well as any home ownership  
13 programs that we have, and give you an update  
14 on where we are with the RAD conversion to --  
15 HUD's RAD, Rental Assistance Demonstration  
16 Program.

17 Relative to --

18 MS. VERNUA HANRAHAN: Do you want  
19 to do the mission or do you want me to do it?  
20 You want me to do those?

21 MS. LURETHA PHILLIPS: Let me go  
22 ahead and back up and do the mission of the  
23 Housing Authority. The mission is to --

24 MS. VERNUA HANRAHAN: Wait a



1 minute. Let me just get it -- okay. Make  
2 sure that you see it. Okay.

3 MS. LURETHA PHILLIPS: The  
4 mission is to develop, support and maintain  
5 affordable housing options that provide  
6 stability and a sense of community for people  
7 with low and moderate incomes.

8 Our vision at the Housing Authority is to  
9 create a sustainable community that provides a  
10 range of affordable quality public housing  
11 options for all people.

12 And some of our goals that we continue to  
13 work on this plan year is to expand the supply  
14 of assisted housing, thus increasing housing  
15 choices; to improve the quality of assisted  
16 housing and provide an improved living  
17 environment through repositioning; to provide  
18 -- or promote self sufficiency and asset  
19 development of families and individuals; to  
20 ensure opportunity and to affirm fair housing  
21 through deconcentration of poverty, racial  
22 grouping; along with development of mixed-  
23 income communities to provide housing  
24 opportunity for all.

1           And a fifth goal is to increase  
2 affordable -- the availability of affordable  
3 housing by awarding Project-Based Vouchers.

4                           MS. VERNIA HANRAHAN:

5 Mr. Swindle, please introduce yourself and  
6 speak into the mike, please.

7                           MR. MICHAEL SWINDLE:     Good  
8 morning.     My name is Mike Swindle with Capital  
9 Improvements.

10           And I am going to go over some of the  
11 capital improvements, first of all, our current  
12 achievements.     And then, we will go over what  
13 is planned, and next, to current activities.

14           So, current activities or accomplishments,  
15 one major thing is the renovations and  
16 remediation and renovation work at the units at  
17 the older developments, Montgomery Plaza and  
18 the highrises.     That is Borda, Barry, Venson,  
19 and Jefferson.

20           Replacing the water heater at Venson  
21 Center.

22           Barry Tower and Venson, we are doing -- we  
23 have got the main floor restroom renovations.

24           Latham Terrace and Magnolia -- Magnolia



1 Terrace, we have got the common areas flooring  
2 replacement, fire panel replacement at Latham  
3 Terrace, and also, at Latham Terrace and  
4 Magnolia, and replacing access and control --  
5 access control entry systems at the highrises.

6 Also, some current activities we are  
7 working on now, we will also continue on to the  
8 remediation and abatements, renovation process.

9 We are looking at replacing the restrooms  
10 the kitchenettes at Montgomery Plaza and  
11 Kefauver Terrace; the corridor walls and access  
12 panel replacements at Borda Towers; lighting at  
13 Borda Towers in the common areas; and also,  
14 storm water modifications at Borda Towers.

15 This coming year, we are looking at  
16 continuing with the abatement and renovations  
17 until RAD kicks in.

18 In addition, we have got Kefauver Terrace  
19 HVAC system upgrades; G.E. Patterson,  
20 playground equipment and surface installation;  
21 Montgomery Plaza, outdoor lighting; and also at  
22 Montgomery Plaza, the refinishing of the  
23 exterior, the siding and roofs; and eventually,  
24 looking at some work at Greenlaw and

1 Metropolitan Place, and Uptown improvements,  
2 too.

3 In addition, we also have G.E. Patterson  
4 Pointe on the list for interior and exterior  
5 improvements.

6 After this coming year, for the next  
7 2024-2026 goals, continue as necessary with  
8 remediation and renovation work at Montgomery  
9 Plaza and Kefauver Terrace.

10 Montgomery Plaza, we have got some  
11 electrical infrastructure that needs to be done  
12 so we can, hopefully, install some dryers  
13 inside the units.

14 Continue on with Greenlaw, Metropolitan,  
15 Uptown improvements.

16 Improvements at G.E. Patterson, Crockett  
17 Place, Latham Terrace and Magnolia renovations.

18 Thank you.

19 MS. VERNIA HANRAHAN: Thank you.

20 As we go through the presentations, you will  
21 probably see a lot of things that deal with  
22 some of the public housing side. We do this  
23 because we also have the Housing Choice Voucher  
24 side, and we try to explain, since all of these



1 belong to the Housing Authority -- they are our  
2 residents -- what we are doing with the dollars  
3 that we receive.

4 Our CEO will now come forward and will tell  
5 you about what some of the accomplishments that  
6 we did for residents last year.

7 Can you see it?

8 MR. DEXTER D. WASHINGTON: So,  
9 over the past year, our Community Engagement  
10 Division had some more accomplishments. We  
11 were awarded a ROSS-Service Coordinator grant  
12 in the amount of \$244,515 to support the  
13 residents of Montgomery, Kefauver Terrace, and  
14 G.E. Patterson Pointe.

15 That funding will go into effect July 1 of  
16 2022, and we will now be able to offer case  
17 management services to those sites through this  
18 funding award.

19 We received a renewal grant for the Family  
20 Self Sufficiency program for one coordinator.  
21 This coordinator works with families to help  
22 them to achieve goals that they set as part of  
23 this program.

24 What -- this program allows people to take

1 their rent increases, and instead of the rent  
2 increases causing an increase in their rent,  
3 that proposed rent increase is escrowed into a  
4 savings account to allow people to save for  
5 particular goals. It can be for home  
6 ownership, it can be for education, it can be  
7 to obtain transportation, or whatever the goal  
8 is for their family.

9 In connection with this program, we also  
10 partner with other agencies, such as RISE  
11 Foundation for financial literacy and for  
12 home-buyer education.

13 We were awarded a Summer Initiate grant by  
14 Ohio Capital to provide the former Foote Homes  
15 families with Summer Fun Packs.

16 This is a new investment partner for  
17 Memphis Housing Authority, and the grant that  
18 they offer allows families to choose a summer  
19 recreation program and receive reimbursement  
20 for it. So, we hope to offer that program  
21 again this summer. We are presently in the  
22 process of pursuing that application now.

23 We were invited by the Council of Large  
24 Public Housing Authorities to participate in a



1 community Catalyst project with United  
2 Healthcare to create a framework for health,  
3 housing, and healthcare coverage by focusing on  
4 the social determinants of health.

5 So, in a nutshell, this organization, also  
6 known as CLAPHA, reached out to the Housing  
7 Authority to partner with some of our city-wide  
8 partners to determine what were some of the  
9 major issues among our residents health-wise  
10 that they were facing.

11 So, you know, that could be anything from  
12 diabetes to high blood pressure, and just  
13 access to medical care.

14 So, we are in the process now of developing  
15 programming to address some of those  
16 determinants and try to -- and try to resolve  
17 -- come up with some resolutions for our  
18 residents.

19 We developed a partnership with Matter  
20 Health to collate -- to locate health clinics  
21 in low to moderate income senior living  
22 facilities.

23 We are doing this right now largely in  
24 partnership with our RAD conversion. We

1 project that the first health clinic will be  
2 located in the redeveloped College Park Senior  
3 Building.

4 We also are planning to have health clinics  
5 in our four tower highrises, so, Barry,  
6 Jefferson, Borda, and Venson. As we move  
7 forward with those RAD conversions, a part of  
8 that redevelopment plan is that we include  
9 health clinics in those facilities as well.

10 And we are also in conversations with  
11 Matter Health to put one in the planned new  
12 senior building that will be located on the  
13 Legends Park site.

14 So, we are planning a ninety-nine unit  
15 senior building there, and we are also hoping  
16 to have a health clinic located in that  
17 facility as well.

18 We executed resident testing and  
19 vaccination events in which residents were  
20 tested for the Covid-19 virus and received  
21 Covid-19 vaccinations and booster shots. That  
22 project is ongoing.

23 We have conducted numerous activities  
24 across all of our sites to allow residents the

1 on-site opportunity to know their Covid status,  
2 and also to be vaccinated against the virus.  
3 And that is something that we will continue  
4 throughout this year as well.

5 We developed a youth ambassador program  
6 that we expect to be implemented in the fiscal  
7 year 2023.

8 And we also developed a historical society  
9 to preserve, collect, research, and interpret  
10 information related to the MHA to be  
11 implemented in 2023.

12 For those of you that don't know, Memphis  
13 Housing Authority is the second-oldest housing  
14 authority in the nation, next to the Housing  
15 Authority of the City of New York. We were  
16 established in 1935.

17 So, there is a rich history here, and we  
18 have an ongoing process to record that history  
19 and to share it with the public. Thank you.

20 MS. VERNUA HANRAHAN: Thank you.

21 MS. LURETHA PHILLIPS: Good  
22 morning. I am Luretha Phillips from the  
23 Development Department at the Housing  
24 Authority.



1 I am going to go over an update of where we  
2 are with the planning of our CNI grant. This  
3 is our Choice Neighborhood Grant for the  
4 redevelopment of the old Foote Homes, and the  
5 -- what we call the South City, two-square-mile  
6 area.

7 Relative to the housing component, we have  
8 developed with our McCormack Baron Phases 1  
9 through 3.

10 Phase 1 is a 114 units. Phase 2, 134  
11 units, and Phase 3 is another 126 units.

12 Phase 4, of course, has closed and is under  
13 construction. We are proposing there, or  
14 will be, another 138 units.

15 Phase 5 is in the planning stages. We  
16 hope to close that one in the second quarter,  
17 hopefully, May, June of this year. That is  
18 120 senior-designated units, and those will be  
19 for seniors sixty and above -- sixty-two and  
20 above.

21 The Final Grant expenditure date has been  
22 extended. It is now September 30 of 2023.  
23 And we just got a notification on the 14th of  
24 that extension by HUD. Construction is

1 scheduled to be completed on all phases in  
2 2024.

3 We are also working on placing 87 Project-  
4 Based Vouchers within the South City  
5 redevelopment area, that two-square-mile area.

6 Relative to the second component, which is  
7 the People services, we are still working  
8 through USI, or Urban Strategies, Inc., on the  
9 Ongoing Case Management and Supportive Services  
10 for the residents of the former Foote Homes.

11 Working -- planning is still underway. A  
12 major item there is a CSS Endowment that will  
13 be established for resident services to  
14 continue past 2023, and that has been submitted  
15 to HUD for approval.

16 Relative to the third component, or the  
17 Neighborhood Component, we are working closely  
18 with the City of Memphis, who is the  
19 neighborhood lead, to implement those services.

20 Some of the activities that have been  
21 completed and that are still in progress,  
22 BlueCross BlueShield Family Fund Grant. That  
23 was awarded for installation of the Healthy  
24 Families Park on the former Foote Homes site.

1           The City of Memphis is also working to make  
2 additional improvements to L.E. Brown Park.

3           Housing preservation.       We have two major  
4 programs that we partnered with the Works CDC,  
5 and also with the Downtown Memphis Commission  
6 for the Be a Good Neighbor Program.

7           Relative to the group home ownership that  
8 is within the general area of South City, we  
9 completed eleven homes, and again, in  
10 partnership with the Works CDC.       This is for  
11 housing preservation or rehab work that was  
12 conducted for those eleven homes.

13           Commercial revitalization under that Be a  
14 Good Neighbor Program, seven area businesses  
15 will receive renovation grants up to fifty  
16 thousand dollars to make some facade  
17 improvements to their businesses.

18           We are also working through the City and  
19 our private partners, McCormack Baron, and  
20 Tomcat partners for the renovation of MLK  
21 Transition Academy.   That building will be, or  
22 facility, a mixed-use educational, cultural,  
23 business, and recreational facilities for the  
24 Greater South Memphis area.



1           Relative to property disposition, for  
2 Uptown, we plan to continue to work to dispose  
3 of 1.37 acres. This is for the sale to a  
4 restaurant, to introduce and bring a restaurant  
5 to that area.

6           TDOT has approached us about some public  
7 improvements that they need to make to the  
8 intersections and the signals in two locations.  
9 One is at Danny Thomas -- and this, again, is  
10 to the right-of-way -- A.W. Willis and Danny  
11 Thomas. That is the 628 square feet that is  
12 needed from the Housing Authority to make the  
13 improvements to the signal at that  
14 intersection. This is part of the former Hurt  
15 Village site.

16           And another location along Danny Thomas at  
17 Alabama. This is some improvements that are  
18 needed that affect the right-of-way, for the  
19 square feet of right-of-way area of the Uptown  
20 Square project. So, this, again, is at Danny  
21 Thomas and Alabama.

22           Cleaborn Pointe, Phase 1, what is known as  
23 Lot 2, installation of a service drive that is  
24 needed by -- to support the MLK Academy

1 improvements. It's required for emergency  
2 access and to do maintenance for the MLK  
3 Academy. That is in process. 2,716 square  
4 feet is needed there, and again, it abuts up to  
5 the Cleaborn Pointe, Phase 1.

6 So, we are proposing -- we will be  
7 preparing a disposition application for that  
8 area as well.

9 Relative to South City, we have received  
10 all HUD approval for disposition of Foote  
11 Homes, or Foote Park, Phases 5 and 6.

12 Relative to RAD conversions, we are  
13 utilizing the RAD regulations as well as the  
14 Section 18 Blend. This is for the site to  
15 make improvements for the four highrises. And  
16 we have also submitted a Low Income Housing Tax  
17 Credit Application in March for that.

18 We have received approval of College Park,  
19 Askew Place, and Uptown. And we will go  
20 through the same process with the RAD and  
21 Section 18 Blend disposition process, so that  
22 we can convert the next phase of RAD units.  
23 And again, these are the four highrises.

24 Relative to Legends Park, RFP was issued

1 for disposition and a sale of 1.4 acres -- this  
2 is at Poplar and Decatur -- as well as 1.88  
3 acres at Poplar and Pauline. These are two  
4 areas fronted on Poplar Avenue, and it's part  
5 of the Legends Park site.

6 That application process closed this past  
7 week. And we will look forward to going  
8 through the process of review, and later, two  
9 disposition applications later for the area,  
10 1.4 acres at Poplar and Decatur, and 1.88 acres  
11 at Poplar and Pauline.

12 Edgeview at Legends Park, that was 3.82  
13 acres for disposition for the 99 units,  
14 Edgeview at Legends Park. That will be  
15 disposed of to the Pennrose Development team.

16 McKinley Park, disposition of seven vacant  
17 lots. This consists of 1.02 acres. The  
18 Housing Authority was able to build out twenty-  
19 three lots. We have seven vacant, and HUD has  
20 allowed us to dispose of through a sale of  
21 those seven lots at the McKinley Park site.

22 University Place, 977 Sledge, 1.4 acres.  
23 So, we are in the process of selling that  
24 property to Elmwood. It's not former public

1 housing property, so no disposition application  
2 will be needed for HUD approval.

3 We also have transferred 4.3 acres to the  
4 City's Public Works Division. This is for the  
5 expansion of that facility.

6 And a third sale for a Lease Purchase  
7 Agreement, 736 Dudley.

8 So, those three at University Place are not  
9 needed for -- HUD approval is not needed, since  
10 they were not former public housing property.

11 But any future dispositions of the public  
12 housing property will be submitted formally for  
13 University Place, as it relates to properties  
14 that were former public housing properties.

15 Elderly designations and renewals. We  
16 have completed that -- well, that was completed  
17 by the Housing Authority in 2022.

18 Two new designations that will be  
19 submitted, Edgeview at Legends Park and Foote  
20 Park at South City. This is Phase 5 for the  
21 Foote Park project, and it is for seniors  
22 sixty-two and above.

23 The existing elderly designations were  
24 renewed -- they are renewed every two years,



1 and they have been renewed by the Compliance  
2 Department.

3 College Park was removed from the  
4 designation because it was part of the RAD  
5 conversion project. But the others that were  
6 approved for renewal, Magnolia Terrace, Latham  
7 Terrace, University Place, Legends Park North,  
8 Lyons Ridge, Fairway Manor, and Cleaborn  
9 Pointe.

10 Relative to the home ownership program, the  
11 Housing Authority's SHAPE program, or the  
12 Section 8 program, it allows you to convert a  
13 Rental Assistance Voucher to a Mortgage  
14 Assistance Voucher for two years.

15 Some of the requirements is the adult head  
16 of household or the spouse must be continuously  
17 employed for one year. Employment  
18 requirements are waived for the disabled  
19 household. And the minimum income there to  
20 qualify is \$14,100.

21 Relative to McKinley Park, which was a  
22 completed -- which is a completed home  
23 ownership program, we built out twenty-three  
24 homes with our development partner. The final

1 seven lots have been approved by HUD to be sold  
2 for redevelopment without MHA's assistance.

3 And again, the plan there is to sell the  
4 seven lots at fair market value to a  
5 development team. And then, they can  
6 complete and build out those seven lots.

7 Relative to the RAD conversion, RAD is the  
8 Rental -- is HUD's Rental Assistance  
9 Demonstration Program. It was a tool that was  
10 developed by HUD to address the living  
11 conditions in public housing authorities, the  
12 properties. PHA's were allowed to convert a  
13 public housing subsidy into a Project-Based  
14 Voucher, or a Section 8 subsidy, that is tied  
15 to the property itself.

16 MHA initiated its conversion process in  
17 July of 2018. The sites that have been  
18 completed are College Park, all phases; Uptown,  
19 and Askew Place. And we are in the process  
20 of converting the four towers.

21 The conversion steps, just to summarize,  
22 are CHAPS have to be issued, financing plans  
23 have to be developed -- and of course, we are  
24 in the process now for the four highrises,

1 Barry, Jefferson, Borda, and Venson --  
2 issuance of a RAD Conversion Commitment, and  
3 the RAD Use Agreement by HUD; and a closing.

4 College Park, again, Uptown and Askew  
5 closed in December of 2021, December 14. And  
6 we are going through the process and the steps  
7 to allow us to convert the four highrises at  
8 this time.

9 Just some basic facts about RAD and  
10 updates. We conducted our required resident  
11 meetings at our four highrises. We conducted  
12 eleven meetings between February 28 and March 3  
13 at our four highrise sites.

14 PHA's participate in the conversion process  
15 to stabilize its properties, to make the  
16 necessary repairs, to rehab or replace the  
17 properties, and allow the housing authority --  
18 they go through the process to use private  
19 monies to make repairs. And the properties  
20 still receive a HUD subsidy to operate the  
21 properties.

22 Some of the resident rights are the right  
23 to return and organize after conversion.

24 The lease renewal. The lease will

1 continue to be reviewed each year unless good  
2 cause exists, and a right to a grievance  
3 process if the lease is not renewed.

4 Choice Mobility is one of the features of  
5 RAD conversion. And if the property converts  
6 to a Private-Based Assistance, Private-Based  
7 Voucher, the family has to, after conversion,  
8 move back to the property, remain at the  
9 property for one year before they have an  
10 option to relocate or to transfer to another  
11 property or outside the property that they are  
12 relocated to.

13 And Project-Based Voucher conversion, it  
14 allows -- you have to stay two years, and then  
15 the family has the option of relocating.

16 Again, we are in the process of -- we  
17 submitted a Tax Credit Application to make use  
18 of this funding for the RAD conversion, and  
19 that was submitted in March of this year. And  
20 again, a financing plan is being prepared.  
21 And you have to submit that plan to HUD for  
22 approval to allow us to move forward in the RAD  
23 conversion process.

24 That is my presentation. I will turn it



1 back over to Vernua.

2 MS. VERNUA HANRAHAN: The next  
3 person that is actually going to come forward  
4 is -- okay.

5 MS. VICKIE ALDRIDGE: Good  
6 morning. I am Vickie Aldridge, the Chief  
7 Financial and Information Officer. I will be  
8 going over the financial resources that MHA  
9 will utilize starting, not this year, 2023.

10 Total resources we plan on receiving are  
11 78.4 million. And that is comprised of our  
12 Federal sources and our Non-Federal.

13 Federal sources include our Public Housing  
14 Operating Subsidy at 5.6 million. These  
15 funds are used to subsidize the housing units  
16 at our various properties.

17 We have our Family Self Sufficiency Grant  
18 that MHA applies for annually, and was awarded  
19 \$66,000, and that is for a FSS Coordinator.

20 Our Resident Opportunities and Support  
21 Services grant, MHA applied for this grant and  
22 was awarded this grant. It's a three-year  
23 grant totalling \$242,000. A third of that  
24 will go into the next fiscal year of \$80,000.

1           Our Capital Fund Program is funding that  
2 HUD provides us to do major improvements at our  
3 public housing sites. We are projected to  
4 receive 5.6 million dollars from that fund.

5           Our Housing Choice Voucher program is our  
6 largest program, and we are expecting to  
7 receive \$60,000,000 for that program to assist  
8 with the landlord payments as well as the  
9 administrative cost of that program.

10          Our Choice Neighborhoods Grant is the grant  
11 that is being used to redevelop our former  
12 property known as Foote Homes, which is now  
13 South City. We are expected to receive 4.5  
14 million dollars from that grant.

15          As far as our Non-Federal resources, we  
16 receive money from the City of Memphis to help  
17 with the development of our South City project,  
18 and that is expected to be 1.5 million dollars  
19 from them.

20          As far as our Public Housing Rental Income  
21 for the properties that we manage, we expect to  
22 receive \$642,000.

23          A non-profit MHA established years ago, we  
24 have a shared service agreement for personnel

1 and other things, and we are expecting to get  
2 \$153,000 from that.

3 And we also get a grant from the City of  
4 Memphis to support our CNI, or Choice  
5 Neighborhoods Program, now of \$50,000.

6 So, in total, we expect to get \$78,495,493.  
7 Of that, ninety-seven percent represents our  
8 federal funds and three percent represents our  
9 non-federal. Thank you.

10 MS. VERNUA HANRAHAN: Thank you.  
11 If any of you have any questions, or if you  
12 want to address something or someone  
13 specifically, please drop it into the Chat.

14 At this time, I would like for our General  
15 Counsel and Interim COO to come forward.  
16 Ms. Deans. Thank you.

17 MS. BARBARA DEANS: Good morning.  
18 I am Barbara Deans, General Counsel for Memphis  
19 Housing Authority and Interim Chief Operating  
20 Officer.

21 I don't know that there are any questions  
22 in the Chat as yet.

23 MS. VERNUA HANRAHAN: I am  
24 looking now to make sure.

1           Okay.     Britney doesn't have any.  
2     Somebody else is in the Chat.     It doesn't  
3     say.     There is nothing in there.

4                   MS. BARBARA DEANS:     If by chance  
5     you do not get an opportunity to enter your  
6     question via Chat, you may e-mail questions to  
7     me or to Ms. Hanrahan.     Our current e-mail  
8     address is -- she is going to share,  
9     v-h-a-n-r-r-a-n --

10                   MS. VERNUA HANRAHAN:     No,  
11     r-a-h-a-n.

12                   MS. BARBARA DEANS:     R-a-h-a-n.

13                   MS. VERNUA HANRAHAN:     Hanrahan.

14                   MS. BARBARA DEANS:     Hanrahan at  
15     memphisha.org.

16           My e-mail address is bdeans, D-e-a-n-s, at  
17     Memphisha.org.

18           We will wait a couple of seconds, and if we  
19     don't have questions, we will conclude this  
20     public meeting of the Memphis Housing  
21     Authority's Annual Plan.

22                   MS. VERNUA HANRAHAN:     So far, no.  
23     All we can do is just let them know that the  
24     plan itself is on the -- the plan itself is on



1 the web site, as well as some of the  
2 attachments.

3 We do have a couple of attachments that we  
4 have not uploaded yet, but we will, one of them  
5 being, we needed to update some charts that we  
6 have for funding for the Choice Neighborhood  
7 Grant, which is South City.

8 We also needed to make sure that we upload  
9 their certification that we will get after our  
10 Board meeting from the Board of Commissioners,  
11 allowing us to submit the Annual and 5 Year  
12 Plan, as well as the certification from the City  
13 of Memphis that we are in compliance with the  
14 consolidated plan of their payroll. Thank you.

15 I do have someone that has "MI." If you  
16 could drop your information into the Chat, which  
17 would be your name and your address, I would  
18 appreciate it, please.

19 Okay. And I thank Krystalyn and I thank  
20 Britney for being in as well.

21 She says that she has joined the Chat, but I  
22 don't see her. I don't see your information in  
23 the Chat, MI. Sorry. You can e-mail me  
24 later with your information.

1           I want to, again, thank all of you for  
2           joining us and we appreciate this, as what we do  
3           at the Housing Authority impacts the total  
4           community of the city of Memphis and Shelby  
5           County.     Thank you.

6           (Whereupon, the meeting was adjourned.)

7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

## C E R T I F I C A T E

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 transcribed from an audio  
file by me.

I further certify that the  
foregoing pages of the transcript are a true and  
accurate record of the proceedings had, to the  
best of my knowledge, skills, and ability.

I further certify that I am  
not related to nor an employee of counsel or any  
of the parties to the action, nor am I in any  
way financially interested in the outcome of  
this case.

I further certify that I am

1     duly licensed by the Tennessee Board of Court  
2     Reporting as a Licensed Court Reporter, as  
3     evidenced by the Licensed Court Reporter number  
4     and expiration date following my name below.

5  
6                     I further certify that in  
7     order for this document to be authentic and  
8     genuine, it must bear my original signature.

9  
10                    Any reproduction in whole  
11    or in part of this document by any person not  
12    purchasing a copy directly from me is not  
13    allowed or condoned, and such reproduction shall  
14    be deemed a forgery and theft of services.

15  
16                    Copies made by a law firm  
17    or legal staff for their own use or the use of  
18    their client of a transcript they have purchased  
19    is permitted.

20  
21                    Copies of this transcript  
22    may not be given to opposing counsel or their  
23    client without my permission.

24



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

IN WITNESS WHEREOF, I have  
hereunto set my hand in the State of Tennessee  
this 10th day of May, 2022.

---

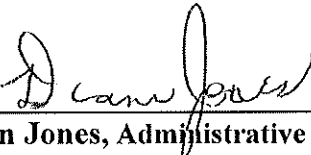
Cary E. Miller  
Certified Shorthand  
Reporter and Tennessee  
Licensed Court Reporter  
LCR #168  
Expiration Date 6/30/22

**PROOF OF PUBLICATION**

THE DAILY NEWS PUBLISHING COMPANY, the Publisher of THE DAILY NEWS, a daily newspaper of general circulation, printed in the City of Memphis, County of Shelby and State of Tennessee and distributed throughout Shelby Counties in Tennessee, and states that the hereto attached publication appeared in THE DAILY NEWS on the following dates:

**April 22, 2022**

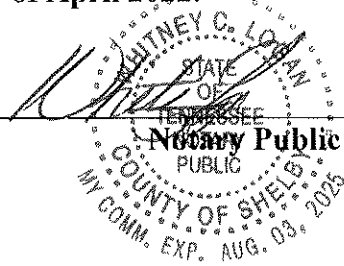
**THE DAILY NEWS PUBLISHING COMPANY**

By:   
**Diann Jones, Administrative Specialist**

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this **22nd** day of **April 2022**, the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me sworn did say that she is an authorized agent of the corporation (or association) of the Daily News Publishing Company, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Diann Jones** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

WITNESS my hand and Official Seal at office this **22nd** day of **April 2022**.



**NOTICE**

The Memphis Housing Authority (MHA) will present its **FY 2023 Annual and 5-Year Plan** for review and comments. These plans are required under the Quality Housing and Work Responsibility Act passed by Congress in 1998 to enact public housing reform. The plan and all attachments are available for public review via the Memphis Housing website.

**A Public Hearing on the plan is scheduled for Tuesday, April 26, 2022.** Please visit [www.memphisha.org](http://www.memphisha.org) to join the meeting by Microsoft Teams Meeting.

**Formal written comments are welcomed. Please submit all comments to the:**

**Memphis Housing Authority, CEO  
PHA Annual and 5-Year Plan  
700 Adams, Memphis, TN  
38105.**

Apr. 22, 2022

Mrd85542