



*Memphis Housing Authority
2021-2022 Annual and
5-Year Plan(2021-2025)
Public Hearing
March 24, 2021
10:00 AM*



Good Morning:

Thank you on behalf of the Memphis Housing Authority's Board of Commissioners, myself, CEO Marcia Lewis and COO Dexter Washington for taking the time of your day to attend the February 11, 2021 Public Meeting on the 2021-2022 Annual and 5-Year Plan.



VISION

Create vibrant sustainable communities that provide a range of affordable housing options for all people.



MISSION

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



Goals

- 1. To expand the supply of assisted housing thus increasing housing 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 the development of mixed-income communities to provide housing equity for all.*
- 5. To increase availability of affordable housing by Awarding Project Based Vouchers.*



Asset Management

- We have identified sections in the ACOP that were affected by HUD's COVID Waivers
 - Section II (B) Waiting List Management
 - Section IV (C) Posting Policy, Rules and Regulation at housing developments
 - Section VI (A) Eligibility for Continued Occupancy
 - (D) Re-examination Procedures
 - (F) Enterprise Income Verification and 3rd party verification
 - Section VII (A) Adjusting Rent Between Regular Re-examination
 - Section XV Community Service Self Sufficiency
- Section II D 4
 - Preferences has been identified as the following
 - *Veterans*
 - *VAWA*
 - *Education*
 - *Displacement*
 - *Elder/Persons with Disabilities*



Asset Management

- Section XXIV: Transfers
 - Types of transfers have been updated to include the following:
 - Demolition, Disposition, Revitalization or Rehabilitation including RAD Conversions
 - Emergency Due to Physical Hazard
 - Example: would be fire damage, gas leak, etc.
 - Emergency Due to Other Causes
 - Example: verifiable medical condition, threat assessment by law enforcement, etc.
 - Reasonable Accommodation
 - Occupancy Standards
 - Tenant-Initiated
 - VAWA (Violence Against Women Act)



Legal

- No changes to the lease agreement



Capital Improvement

- Current Achievements and Planned Activities
 - High-rises Main Entry Doors and Access Control Systems Upgrades
 - High-rises and Montgomery Plaza Dwelling Units **Hazardous Material Remediation and Renovations**
 - Barry Tower and Venson Center Main Floor **Restrooms Renovations**
 - Latham Terrace and Magnolia Terrace **Roof Replacements**
 - Latham Terrace **Fire Panel Replacement**
 - Venson Center Domestic **Water Heater Replacement**



Capital Improvement

- Current Achievements and Planned Activities
 - Jefferson Square and Venson Center Emergency Power Backup Systems Upgrades
 - Kefauver Terrace **HVAC System Upgrades, Phase I**
 - Borda Tower **Storm Water Drainage Modifications**
 - Agency Wide Site **Fencing Improvements**
 - GE Patterson Pointe and Montgomery Plaza **Playground Equipment and Surface Installation**
 - Montgomery Plaza Auxiliary **Outdoor Lighting Installation**



Capital Improvement

- FY 2021- 2022 Goals
 - High-rises and Montgomery Plaza Dwelling Units **Hazardous Material Remediation and Renovations**
 - Jefferson Square and Borda Tower **Elevator Systems Modernization and Renovations**
 - Kefauver Terrace **HVAC System Upgrades, Phase II**
 - Borda Tower **Emergency Backup Power System Replacement**
 - Jefferson Square Residential Corridors **HVAC Systems Improvements**



Capital Improvement

- FY 2021- 2022 Goals
 - Montgomery Plaza **Exterior Refinishing and Roof Replacements**
 - Greenlaw, Metropolitan Place and Uptown Square **Interior Improvements**



Capital Improvement

- FY 2022- 2025 Goals
 - High-rises and Montgomery Plaza Dwelling Units **Hazardous Material Remediation and Renovations**
 - Barry Tower, Borda Tower and Venson Center Building **Exterior Waterproofing and Refinishing**
 - Latham Terrace and Magnolia Terrace **Interior Improvements**
 - Jefferson Square, Venson Center and Borda Tower **Fire Pumps and Auxiliary Components Upgrades**
 - Greenlaw, Metropolitan and Uptown Square **Interior Renovations and Roof Replacements**
 - Barry Tower, Borda Tower and Venson Center **Exterior Lighting Upgrades**



Capital Improvement

- FY 2022- 2025 Goals

- High-rises Air Distribution System Improvements
- Barry Tower, Borda Tower and Venson Center **Common Area HVAC Systems Overhaul**
- Venson Center Main Floor **Laundry Room Installation**
- Agency Wide **Exterior Hard Surfaces Upgrades**
- High-rises Common Areas **Lighting Upgrades**



Capital Improvement

- FY 2022- 2025 Goals
 - Barry Tower and Borda Tower **Domestic Water Heater Replacements**
 - Montgomery Plaza **Electrical Infrastructure Upgrade**
 - Barry Tower, Borda Tower and Jefferson Square **Roof Replacements**
 - High-rises **Residential Floors Common Areas Refinishing**
 - Kefauver Terrace **HVAC System Upgrades, Phase III**



Capital Improvement

- FY 2022- 2025 Goals
 - College Park Senior, Family I and Family II **Interior and Exterior Renovations**
 - Askew Place, G. E. Patterson Pointe, Kefauver Terrace, and Uptown Homes **Interior and Exterior Renovations**



Development Activities

- Continue Planning & Implementation of South City CNI Project:
- **Housing Development**
 - Phases 1 & 2 Fully leased/occupied
 - Phase 3 units available in the 2nd 2021
 - Phase 4 closing completed February 2021
 - Phase 5 LIHTC application submitted March 2nd (Senior housing); Elderly Designation App pending submission to HUD
 - Phase 6 Final planned closing for 2022
 - Use of PBV off-site developments
 - Final CNI Grant expenditures by September 2022;
- **People Services**
 - Ongoing Case Management & Supportive Services for former Foote families
- **Neighborhood Improvements**
 - BlueCross BlueShield Family Fun Grant awarded; L.E. Brown Park improvements planned by the City;
 - Housing preservation administered through a partnership with the Works
 - Commercial Revitalization Grant - partnership with the Downtown Memphis Commission



Development Activities

- **Pending/Planned Disposition Activities:**

- Uptown Park 1.37 acres (Phase 2 testing underway);
- Edgeview @ Legends Park 1.88 acres;
- Future disposition of 1.5 acres at Poplar & Decatur;
- Foote Park @ South City Phases 5 & 6;
- McKinley Park 7 vacant lots for redevelop(1.02 acres);
- .94 acre tract (part of old Cleaborn Homes and east of McKinley and E.H. Crump;
- Completed sale of 3 single family homes formerly part of Askew Place;
- 977 Sledge (1.4 acres approved for disposition to Elmwood Cemetery; Pending transfer of balance of parcel (approximately 4.3 acres) for expansion of its Public Works facilities;
- 1245 Morehead & 931 Firestone future sales;
- RAD Conversions under Section 18 Disposition Authority;

- **Elderly Designations & Renewals**

- 2 new designations—Edgeview & Foote Park;
- Designation Renewals for 8 existing facilities);

- **Jobs Plus Grant – Ends March 31, 2021;**

- Program assisted families with job training, barrier removal, supportive services;
- Provided up to 48 months of Earned Income Disregard for participating families;
- Grant Closeout Pending;



Development Activities

- **Homeownership Program**
 - HCV (SHAPE) Program
 - Convert Rental Assistance voucher to a mortgage assistance voucher (15 years)
 - Adult HOH or spouse must be continuously working for 1 year
 - Employment requirement waived for disabled household;
 - Minimum income \$14,100
- **McKinley Park**
 - Completed with 23 homes;
 - Planned sale of final 7 lots for redevelopment without MHA assistance



Development Activities

RAD (Rental Assistance Demonstration Program)

– RAD Overview/Authority

- MHA initiated its repositioning strategy in 2018 for: 4 towers; College Park Phases; Uptown/Askew Place and other sites as feasible under RAD PBV and/or PBRA using a blend of RAD Program Authority and Section 18 Disposition Authority (in accordance with Notice PIH 2021-07 (HA));
- Enables PHAs to address the backlog of physical needs, advance the restoration of affordable housing, leverage public and private resources, ease administration; improve facilities for our residents and the neighborhoods where the facilities are located;
- After Conversion, properties still receives HUD subsidies to operate;
- Residents will NOT lose their housing and will not be rescreened because of the RAD Conversion;
- Residents have a 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;

– Key Steps in the RAD Conversion Process:

- CHAPS (issued 2018-19; amended based on financial feasibility);
- Financing Plans –PNAs, surveys, environment reviews; appraisals, Relocation Plans, etc.
- RAD Conversion Commitment (issued with final HUD approval of Financing Plans & RAD Use Agreement);
- HUD closing;



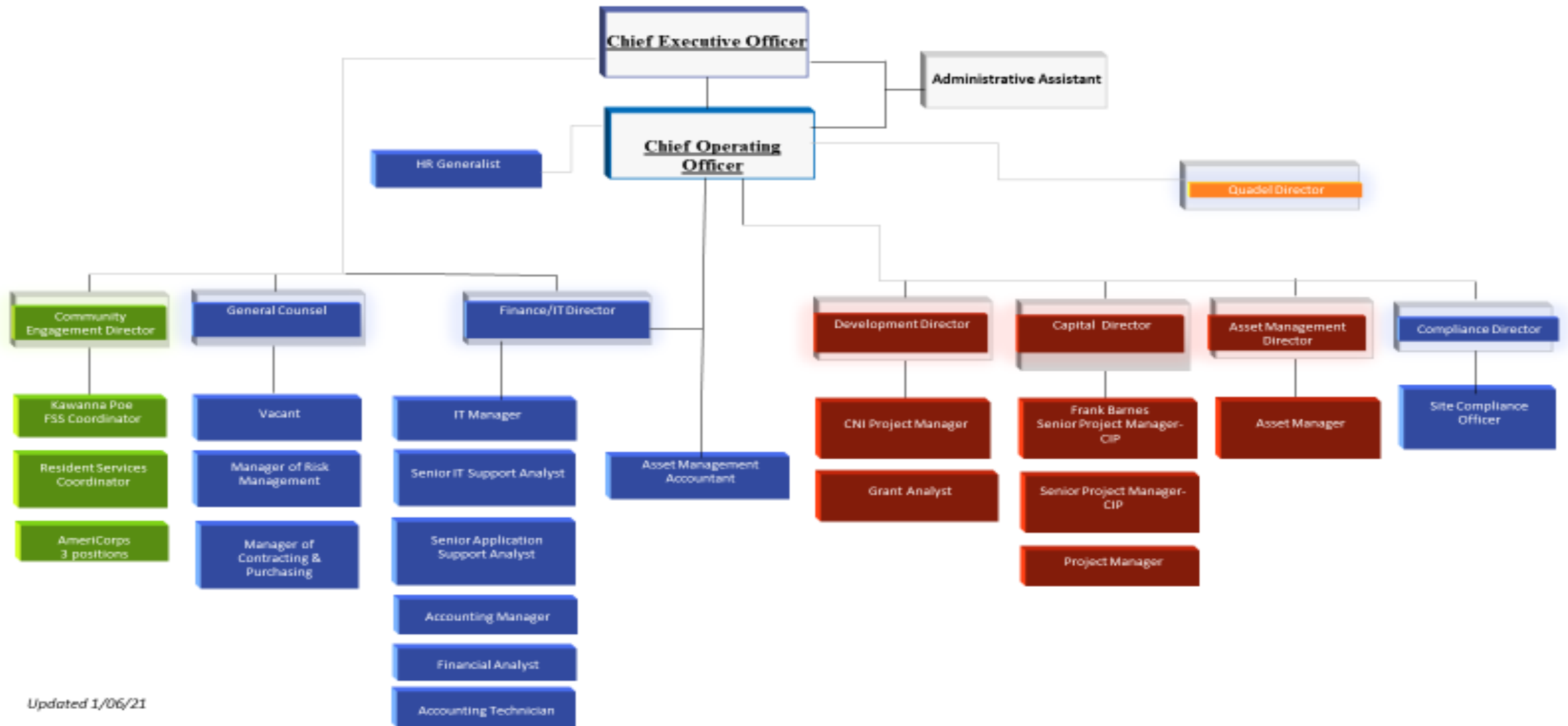
We will now accept questions. When asking a question, please state your name and address. If for some reason we are unable to answer at this time, we will follow-up and provide an answer. Remember to be brief and ask one question at a time so that we might get to as many as possible you may also place you question on the chat box.

Formal written comments are welcomed throughout the comment period, 2/8-3-21,2021. Please submit all comments to:

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



Memphis Housing Authority Organizational Chart FY 2021-2022





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