

Chattanooga Housing Authority
Board of Commissioners
Regular Meeting
801 N. Holtzclaw Ave.
Chattanooga, TN 37404

AGENDA
September 27, 2022
12:30 P.M.

Item Description

1 Call to Order

OLD BUSINESS

2 Old Business

NEW BUSINESS

3 Consider approving minutes of the August 30, 2022 Regular Board Meeting

Finance – Curtis Lokey

4 August Financial Report

Human Resources- Katie Belcher

5 Consider approving the addition of SECURE Act Provision 113 (Qualified Birth or Adoption of a Child)

6 Consider approving the addition of CARES Act Provisions

7 Consider approving the restatement of CHA's Participant Loan Program

8 Consider approving the restatement of Qualified Domestic Relations Order Procedure

9 Consider approving CHA's New Vision and Mission Statements

Procurement- Kristy Hays

10 Consider approving amendment of a contract with Integrated Networking Technologies, LLC through October 31, 2022 with \$50,000 additional funds

HCVP- Tammie Carpenter

- 11 Consider approving changes to the Administrative Plan to add specific denial language for the Emergency Housing Vouchers (EHV)**
- 12 Consider approving the HCVP's proposed utility allowance schedule to be effective 10/1/2022**
- 13 Consider approving the HCVP's proposed change to the payment standards on HUD's SAFMRs for 2023**

LIPH- Mike Sabin

- 14 Consider approving Flat Rent Schedule for Low Income Public Housing Portfolio**

Development – Naveed

- 15 Consider approving a contract with SRR & Associates, PC in the Amount not to exceed of \$1,992,231.00 to provide architectural and engineering services for the completion of construction and bidding documents for the new construction & renovations of the James A. Henry (JAH) School and the Shelia Jennings Park (SJP) under the Westside Evolves Development Plans**

Development- Larry Cash

- 16 Consider authorizing management to execute such documents as are necessary in order to close the RAD conversion at Greenwood Terrace**
- 17 Memorandum regarding Permanent Closing of Emerald Villages Development**
- 18 Consider approving Subordination of the Tennessee Housing Trust Fund Loan**
- 19 Consider approving Ground Lessor Estoppel Certificate**
- 20 Consider approving the Subordination of the CHA Loan**
- 21 Consider authorizing Pennrose Holdings, LLC to Execute First Mortgage, Note, Loan Agreement, Environmental Indemnification Agreement, Assignment of Management Agreement, Assignment of HAP Agreement and Related Documents Required by Grandbridge Real Estate Capital, LLC for the Emerald Villages Development**
- 22 Consider authorizing Subordination of the CHA Option to Purchase and Right of First Refusal**

- 23 Consider approving the Execution of Guaranty by the Chattanooga Housing Authority for the Permanent Financing at Emerald Villages**
- 24 Consider approving the Assignment of the Management Agreement between the Chattanooga Housing Authority and Chattanooga Housing Authority- Emerald Villages, LLC to Grandbridge Real Estate Capital, LLC**
- 25 Consider authorizing the Execution of a Multi-Family Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing for the Emerald Villages Development**
- 26 Consider authorizing CHA subordinate CAHF Loan to the permanent loan on Emerald Villages Project**

Executive – Besty McCright

- 27 Consider approving the CHA’s 2023 Annual Plan for the period ending December 31, 2023 and authorizing the Executive Director to effect the intent of this Resolution**
- 28 Consider approving Modifications to the CHA’s three Management Plans to reflect changes made to the Admissions and Continued Occupancy Policy and Administrative Plan to Foster Uniformity in Property Management across CHA-Managed Sites as appropriate**

REPORTS

1	EXECUTIVE OPERATIONS	Jim Levine/ Betsy McCright
2	FINANCE / PROCUREMENT	Carl Henderson/ Curtis Lokey
3	HOUSING OPERATIONS	Adam Kinsey/ Mike Sabin
4	DEVELOPMENT	Jim Sattler/ Naveed Minhas
5	RESIDENT ENGAGEMENT / ISSUES	Jeff McClendon/ Georgie Moody
6	HOUSING CHOICE VOUCHER	Edna Varner/ Tammie Carpenter
7	HUMAN RESOURCES	Adam Kinsey/ Katie Belcher
8	LEGAL	Eddie Holmes/ Joe Kelly
9	PUBLIC SAFETY	Chief Felix Vess
10	IT	Jeremy Blaylock

General Comments

Adjourn