



## MINUTES

### Housing Authority of DeKalb County (HADC) Resident Advisory Board Meeting

**Date:** Thursday, October 4, 2012 5:00 PM – 6:45 PM

**Location:** HADC Central Office

**Facilitators:** Monifa Holman, Community Relations Manager, Paula Gwynn Grant, Director Communications & Community Development

**RAB Members Present:** Listed on sign-in sheet

**Staff Present:** Listed on sign-in sheet

**I. Welcome:** Ms. Monifa Holman opened the meeting welcoming all the RAB members in attendance.

#### **II. Staff Updates:**

##### **1. ASSET MANAGEMENT: Tatilla Hale, Assistant property Manager, Tobie Grant Manor**

1. Tobie Grant is preparing for REAC (Real Estate Assessment Center) inspections on November 7<sup>th</sup> and 8<sup>th</sup>. Unit inspections were completed to identify repair needs. Housekeeping Letters were sent to some residents as a result of the REAC inspection.
2. Ms. Hale represented the property managers at the Crime Watch held on September 26, 2012. They provided updates on criminal activity in the area. The Narcotics Division is hosting a drug take back. Anyone who has unwanted medication can take them to the DeKalb County South and East Precincts for disposal on October 26, 2012. More information will be provided at a later date.

**Monifa** reiterated the fact that the take back program is for everyone and that old medication should not be flushed or thrown away – it stays in the county/city water system for a very long time.

3. Retaining Walls have been placed around the property predominately around 3326 and 3350 Tobie Circle and behind building 543.
4. Trip hazards on the property have been repaired. Residents may see white spots in those areas.
5. Sod and mulch continue to be placed around the property.
6. Community Service: Forms will be provided to residents who are required to perform at least 8 hours of Community Service per month. Resident services staff can assist with this process.

7. A Resident Meet-n-Greet will be held on October 26 at in the Community Center located at Leasing office from 12:00 p.m. to 1:30 p.m.

- **Question:** How do we know if our name was on the list to receive a house keeping letter?
- **Answer:** Letters have already gone out, if you did not get a letter your name was not on the list.

**2. Spring Chase Apartments: Erica Malone, Property Manager**

1. **Spring Chase II:** New Assistant Property Managers, Calisha Thomas
2. Bids are in and work will start next week on the front door call box access problems.
3. Residents will see changes taking place with the building. Painting will be starting.
4. Resident appreciation is coming up soon.
5. **Spring Chase I:** New Assistant Property Manager, Kerri Reese
6. Working on the Physical Needs Assessments
7. Retaining Walls are going up
8. Asphalt
9. Notices will be sent out for the upcoming Meet-n-Greet.

- **Question:** When is the swimming pool open?
- **Answer:** During the summer months -- Memorial Day through Labor Day.
- **Question:** Is there a way to get some voter registration information?
- **Answer:** Resident Services will provide more packets tomorrow.

**3. Hairston Lake: Nekia Goolsby, Property Manager**

1. A survey will be sent out to all residents regarding the bench near the entrance of the community. The survey will be used to determine if the bench will be moved or not.

**Monifa:** Reminded the residents that the discussion of the bench is a carryover from last month's RAB meeting. The survey is a fair and equitable way to allow all residents to voice their opinion regarding what should happen to the bench.

- **Question:** Can it be suggested that the bench be moved onto the property?
- **Answer:** Yes it can, you have to work with management.
- **Question:** What about the gardens? Some residents can't get in.
- **Answer:** We will order keys and which will be distributed to all garden members.

**4. Ashford Parkside & Ashford Landing: Tara Thomas, Property Manager, Ashford Parkside  
Shantonya Heard, Property Manager, Ashford Landing**

1. No property updates at this time
2. Residents will be advised of the date for the property Meet-n-Greet.

**5. Housing Choice: Janice Stewart, Assistant Director**

1. HCV will be working with Paula to establish a RAB dedicated to HCV participants. We are looking for input for our upcoming HCV participant newsletter.

**6. Resident Services: Monifa Holman, Anne O'Sullivan, and Pat Smith**

1. Breast Cancer Awareness event will be held at Spring Chase II on October 23<sup>rd</sup> at 11:30 a.m., Hairston Lake on October 25<sup>th</sup> at 10:00 a.m. and at Tobie Grant Manor on October 25<sup>th</sup>, at 5:00 p.m.
2. Hairston Lake Garden Club meeting will be held on Friday, October 5, 2012 at 9:00 AM to address any concerns regarding the beds.
3. COMPASS (a quick and easy way for people in Georgia to get answers to questions about health and nutrition programs from DFCS): Staff can assist with applications, renewals, and changes including uploading documents for Food Stamps. Residents will need to make an appointment for these services.

**7. Rental Assistance Demonstration (RAD) - Paula Gwynn Grant, Director of**

Communication and Community Development provided residents with a brief history of how Tobie Grant Manor was created, the cost to maintain it, and the current direction the Housing Authority is moving. She informed residents that the Housing Authority of DeKalb County will be submitting an application to HUD to convert Tobie Grant from Public Housing units to Project-Based rental assisted units under the Rental Assistance Demonstration (RAD). Resident meetings will be held on the property on Tuesday October 9, and Tuesday, October 16<sup>th</sup>, 2012. The purpose of these meetings will be to explain the details of what the Rental Assistance Demonstration (RAD) Program is, why we are doing it, and the impact it could have on the residents of Tobie Grant Manor. She reminded residents to maintain appropriate behavior at any HADC sponsored events.

8. Paula concluded the meeting with a reminder to all residents that it is flu season and for them to take notice of the pamphlet they received regarding the flu and its prevention.

**Next meeting will be held on November 1, 2012 at 5PM.**