

**THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA**

**Regular Meeting**

**September 15, 2021**

**9:00 AM**

**Columbus, Georgia**

**Meeting was Held by Both Telephone Conferencing and In-Person  
Due to the COVID-19 Virus**

**The Commissioners of the Housing Authority of Columbus, Georgia met in a regular session in Columbus, Georgia.**

**Chairman Cardin called the meeting to order and on roll call the following Commissioners answered present:**

**Ed Burdeshaw  
Jeanela Pendleton  
Tiffani Stacy  
John Greenman**

**In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, John Casteel, Chief Assisted Housing Officer, Sheila Crisp, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer Rickey Miles, Modernization Manager, Carla Godwin, MTW Coordinator and Resident Services Administrator, Ebony Brant, Comptroller, and Amy Bergman, Executive Assistant.**

**Also in attendance was Len Williams and Susan McGuire.**

**ADOPTION OF AGENDA:**

**Motion for approval of the agenda was made by Commissioner Pendleton, seconded by Commissioner Burdeshaw. Motion carried.**

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**APPROVAL OF THE AUGUST 18, 2021, BOARD MEETING MINUTES:**

Chairman Cardin called for a motion to approve the minutes of the August 18, 2021, Board meeting.

Motion for approval was made by Commissioner Greenman, seconded by Commissioner Stacy. The motion carried.

**COLUMBUS AFFORDABLE HOUSING SERVICES PRESENTATION:**

Mr. Williams provided an overview of Columbus Affordable Housing Services (CAHS). He discussed who CAHS is, how they are structured, and what they do.

Before the presentation Ebony Brant was introduced. She will replace the current HACG Comptroller, Krista McDowell, when she retires in November.

**CHARGE-OFF OF RESIDENT ACCOUNT BALANCES:**

The following Resolution was introduced and duly considered:

**RESOLUTION NO. 3392**

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER  
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR  
THE AUTHORITY'S HOUSING DEVELOPMENTS  
FOR THE MONTH ENDING AUGUST 31, 2021**

Motion for approval was made by Commissioner Greenman, seconded by Commissioner Pendleton. Motion carried.

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**CHARGE-OFF OF SECTION 8 RESIDENT ACCOUNT BALANCES:**

The following Resolution was introduced and duly considered:

**RESOLUTION NO. 3393**

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF SECTION 8  
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR  
THE AUTHORITY'S HOUSING DEVELOPMENTS  
FOR THE MONTH ENDING AUGUST 31, 2021**

Motion for approval was made by Commissioner Pendleton, seconded by Commissioner Stacy. Motion carried.

**HACG PUBLIC HOUSING MONTHLY UTILITY ALLOWANCE  
SCHEDULE:**

The following Resolution was introduced and duly considered:

**RESOLUTION NO. 3394**

**A RESOLUTION APPROVING HACG PUBLIC HOUSING MONTHLY  
UTILITY ALLOWANCE SCHEDULE**

The Department of Housing and Urban Development requires Public Housing Agencies administering Public Housing Programs to review their utility allowances for program participants on an annual basis and revise the allowance schedule if allowance change is greater than 10%.

The Housing Authority of Columbus, Georgia contracted with National Facility Consultants, Inc. (NFC) to update the Utility Allowance Schedule for the Public Housing Programs.

The utility allowances were developed in accordance with 24CFR, Part 965 using heat loss/gain engineering calculations based upon the thermal characteristics of each building type and considering the standard of living within the community. The allowances that were provided are natural gas and electricity.

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Although the amounts did not change by 10%, HACG recommended implementing the most recent allowances.

The utility allowances for the following developments will be effective October 1, 2020, for new and current residents for the following properties:

GA 4-5	Warren Williams (MOD & Non-MOD)
GA 4-8/4-9	Canty
GA 4-11	Rivers
GA 4-23	Patriot Pointe
GA 4-24	Columbus Commons

Motion for approval was made by Commissioner Greenman, seconded by Commissioner Pendleton. Motion carried.

**THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM  
UTILITY ALLOWANCE SCHEDULES:**

The following Resolution was introduced and duly considered:

**RESOLUTION NO. 3395**

**A RESOLUTION APPROVING THE SECTION 8 HOUSING CHOICE  
VOUCHER PROGRAM UTILITY ALLOWANCE SCHEDULES**

The Department of Housing and Urban Development requires Public Housing Agencies administering Section 8 Housing Programs update their utility allowances for program participants on at least an annual basis.

The Housing Authority of Columbus, Georgia contracted with National Facility Consultants, Inc. (NFC) to update the Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program.

The utility allowances were developed in accordance with 24 CFR 982.517 using heat loss/gain engineering calculations based upon the thermal characteristics of each building type and considering the standard of living within the community. The allowances included three types of housing: Multi-Family, Single Family and Mobile Home.

Federal regulations require the Section 8 Program to revise the utility allowance schedule when there is a change greater than 10% or more for a utility

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category since the last time the utility allowance schedule was revised (reference page B-45, Utility Allowance of the Administrative Plan). However, HACG has made the decision to revise the allowance annually to lessen the impact on HACG residents.

Motion for approval was made by Commissioner Greenman, seconded by Commissioner Pendleton. Motion carried.

**RESEARCH AND DEVELOPMENT OF THE SECOND CHANCE VOUCHER NEW MTW INITIATIVE FOR FY 2023:**

Secretary Fudge released a statement on June 23, 2021, regarding prisoner re-entry programs for limited type of ex-offenders. She sent a letter to PHA's, Continuums of Care, multifamily owners, and HUD grantees stating that returning citizens who are at-risk of homelessness are among the eligible populations for the emergence housing vouchers (EHV) and encouraged PHA's and their Continuum of Care partners to ensure that eligible returning citizens are given consideration for these vouchers. HACG received 43 EHV's. Per PIH 2021-15, the EHV's expiration date is September 30, 2023.

Research shows that people who lack stable housing following incarceration face a higher likelihood of rearrest and reincarceration. On the other hand, a stable home can serve as the foundation upon which returning citizens can rebuild their lives, obtain employment, improve their health, and achieve recovery.

With HACG'S MTW designation, we could set-aside a certain number of vouchers designated to prisoner re-entry. Several other MTW agencies are doing similar programs.

Motion for approval for HACG to continue research and development of the "Second Chance Voucher" MTW initiative was made by Commissioner Pendleton, seconded by Commissioner Greenman. Motion carried.

**REPORT FROM THE GOVERNANCE COMMITTEE:**

Commissioner Pendleton, Chair of the Governance Committee, announced that Dr. Linda Hadley was approved on September 14<sup>th</sup> by the city, to become the next HACG commissioner. She will soon be sworn in and will begin serving on the Board.

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**REPORT FROM THE AUDIT AND FINANCE COMMITTEE:**

Commissioner Greenman, Chair of the Audit and Finance Committee, stated that the next committee meeting would be held on September 24th. This meeting will include the auditor exit conference for the FY 2021 audit.

**REPORT FROM THE REAL ESTATE COMMITTEE:**

Commissioner Burdeshaw, Chair of the Real Estate Committee, brought forth the item discussed in the September 2<sup>nd</sup> committee meeting. This item was an RFP for consultation services for the evaluation of Warren Williams/Rivers Homes and BTW South properties by KB Advisory Services. The contract for the consultation services would be \$131,130.

All Board members were in agreement with the recommendation for these services.

**PUBLIC SAFETY TASK FORCE:**

Commissioner Stacy said that a Public Safety Task Force meeting was held on September 14<sup>th</sup>. The main concern was still the issue with loitering. She stated that the meeting was overwhelmingly positive with loitering being the only complaint.

Ms. Stacy inquired if the city was planning on putting up cameras in neighborhoods that were close to HACG properties. Mrs. Walters did not know what the city's plans were but would see if she could get some information on this initiative.

**EXECUTIVE DIRECTOR'S REPORT:**

Mrs. Walters reported that HACG still has a 97% lease up rate for all developments including the remote properties. She also noted that Section 8 voucher utilization remains 83%. HACG has 129 families with vouchers still searching for housing.

HACG received an acceptance letter from the MTW office for the FY 2020 Annual MTW report. The MTW FY 2021 report is due September 30<sup>th</sup>.

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Mrs. Walters stated that she held an in-town manager retreat for senior staff, mid-level staff, housing managers and lead maintenance techs on August 20<sup>th</sup>. This allowed these employees to learn about the 10-year financial projection, Strategic Plan and the RAD and development schedule.

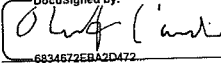
Mrs. Walters also mentioned that she did a presentation to the Augusta Homeless Task Force regarding HACG's collaboration with Continuum of Care and Home for Good.


She discussed the PHADA legislative conference that she and Mr. Williams attended earlier in the week. One item she noted was that FY 2022 appropriations has stalled in the Senate. There may be a government shutdown and the government will proceed on a continuing resolution (CR). The final 2022 appropriations bill should be approved during the 1<sup>st</sup> quarter of 2022.

Lastly, Mrs. Walters reminded the commissioners of the board retreat scheduled for November 11<sup>th</sup> - November 12<sup>th</sup> that will be held in Auburn, AL.

**ADJOURN:**

There being no further business, a motion to adjourn was made by Commission Greenman and seconded by Commissioner Pendleton. The motion carried and meeting was adjourned.

DocuSigned by:  
  
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R. Larry Cardin  
Chairman

  
Lisa L. Walters, CPM  
Secretary-Treasurer