

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

June 19, 2024

9:00 a.m.

Columbus, GA

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

Chair, Larry Cardin called the meeting to order an invocation. The following Commissioners were present:

Linda Hadley, Vice Chair
Jeanella Pendleton
Ryan Clements
John Sheftall
Tiffani Stacy
John Greeman

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, Carla Godwin, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, David DeRoche, Chief Maintenance Officer, James C. Clark, Jr., Esquire, Commission Attorney Representative, and Royce Ann Adkins, Executive Assistant.

Guest in attendance, David Williams, Bond Counsel.

Motion for approval of the agenda was made by Commissioner Greenman, with a second by Commissioner Hadley. Motion carried.

Motion for approval of the May 15, 2024, Board Minutes was made by Commissioner Greenman, with a second by Commissioner Hadley. Motion carried.

FINANCIAL REPORT:

The financial report was presented by Carla Godwin, CFO. Net profit was reported at \$366,282. Auditors will be back at HACG in July.

CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH- ENDING MARCH 2024:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3471

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH OF MAY 2024

Sabrina Richards presented the proposed resident charge-offs for the month of May 2024. Total charge-off's for the month totaled \$16,746.19. Commissioner Hadley asked that the Commissioners begin receiving a report on the money that is collected each month in past due debts. Sabrina Richards indicated that she would

provide this reporting to the Board.

Motion for approval of the April charge-offs was made by Commissioner Clements, with a second from Commissioner Pendleton. Motion carried.

RESOLUTION NO. 3472

RESOLUTION OF THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA, AUTHORIZING, INTER ALIA, THE ISSUANCE BY HACG OF ITS MULTIFAMILY HOUSING REVENUE BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$30,000,000, TO BE DESIGNATED THE HOUSING AUTHORITY FOF COLUMBUS, GEORGIA MULTIFAMILY HOUSING REVENUE BONDS (HACG RAD II PROJECT) SERIES 2024; APPROVING DOCUMENTS RELATING TO SUCH BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH BONDS AND DOCUMENTS; AND RELATED MATTERS.

WHEREAS, The Housing Authority of Columbus, Georgia intends to issue its Multifamily Housing Revenue Bonds (HACG RAD II Project) Series 2024 in the aggregate principal amount not to exceed \$30,000,000 (the "Bonds"), pursuant to a Trust Indenture (the "Indenture") by and between the Housing Authority and Synovus Bank, as trustee (the "Trustee"), to be dated as of the first day of the month of the issuance of the Bonds (or such other date as agreed to by the parties thereto);

Laura Johnson, Jim Clark and David Williams explained the purpose of this Bond Resolution. Ms. Johnson indicated this was for the renovation of Warren Williams and Rivers, which consists of 182 units. Initially the project was estimated to be \$22,000,000, however, due to rising construction costs due to timing delays of the project HACG is requesting an increase up to \$30,000,000.

Motion for approval of the Bond Resolution was made by Commissioner Sheftall, with a second by Commissioner Greenman. Motion carried.

RESOLUTION NO 3473

RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION FOR THE DEVELOPMENT OF THE BTW SOUTH PHASE I PROJECT

WHEREAS, the HACG Board of Commissioners hereby authorizes Lisa Walters, in her capacity as the Chief Executive Officer of HACG, acting singly and with out the attestation of any other officer, is hereby authorized, empowered, and instructed to submit a disposition application, including all amendments and supplements, to the HUD Special Application Center (SAC) office for HUD's approval to dispose of approximately 2.26 acres of the remaining 11.57 acres of vacant land for the development of BTW South Phase I.

Laura Johnson presented resolution to the Board for approval for BTW South Phase I, which will be 90 units for residents aged 55+. Project is on schedule to close in July and construction to begin in September of this year.

Motion for approval of Disposition Resolution was made by Commissioner Sheftall, with a second by Commissioner Pendleton. Motion carried.

Ms. Johnson also presented an approval request to the Board for fire repair to 410A Wilson. A fire occurred at this location on April 1, 2024. Bids were put out and received Monday, June 17, 2024. Based on bids received, Ms. Johnson asked that the Board approve the bid from RGC Contractors, in the amount of \$119,850. This amount will be covered by insurance with the \$10,000 deductible being charged to Wilson Homes.

Motion for approval of repairs in the amount of \$119,850 was made by Commissioner Clements, with a second by Commissioner Pendleton.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton stated that the auditors would be back in the HACG office on July 8, 2024. Once the audit has been completed and reviewed, the Board will receive the CEO's self-evaluation. Ms. Walters indicated that due to the changing of the due date, she has updated the policy.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman reported that the Audit and Finance Committee met on June 27, 2024, to review updated policies. During this meeting the committee will begin discussions on the feasibility of minimum contributions being made to the 401K on behalf of employees.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Clements indicated there was a meeting on June 10, 2024. Discussions included purchasing property on Warm Springs Road as well as purchasing Ashley Station. The committee asked that Lisa gather additional information on both pieces of property. Once information has been received, a follow up meeting will be scheduled.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy stated there have been no car convoys in the last two weekends.

CHIEF EXECUTIVE OFFICER'S REPORT:

Lease up for public housing, Warren Williams is 76% and Canty is 88% (down 1%).

Lease up is 95% across all developments including the remote PHA's and RAD Big 4 lease up is at 94%.

HACG total vouchers available is 3,914. Section 8 vouchers leased are 77%. There are approximately 900 available vouchers. There are currently 59 families with vouchers searching for housing. Ten (10) extensions were granted giving the voucher holders more time to find housing.

Lisa Walters, Commissioner Hadley, and David DeRoche attended the PHADA Conference during the first week of June. Commissioner Hadley indicated that she learned a lot during this conference. She recommended that any of the Commissioners that have not attended a PHADA Conference should attend.

Ms. Walters stated that during the conference the following items were discussed:

- Criminal Records proposed rule – eliminating criminal records for access to housing
- There will be a change from PIC (PHA Information Center) to HIP (Housing Information Portal)
- HOTMA – Housing Opportunity through Modernization Act of 2016 – includes significant changes to income calculation, net family assets and income reviews
- NSPIRE (National Standards for Physical Inspection of Real Estate) – NSPIRE standards are currently being used for public housing and multi-family housing. The voucher inspection has been extended from October 1, 2024, to October 1, 2025

Ms. Walters reported to the Board that she was approached by HUD Atlanta earlier this month to consider taking over management of Stewart County Housing Authority. Ms. Walters and Mr. Casteel and Ms. Goolsby did a site visit last Wednesday. Currently, the West Georgia Consortium is managing the property; however, they have given HUD notice to terminate their contract. The Consortium has managed the property since March 2023.

Ms. Walters has requested information from Ms. Wilson, the ED of the East Georgia Consortium. Mr. Casteel indicated that some of the units have received new roofs. The outside of the units appears to look good, however,

no updates have been done on the inside of the units. They are very outdated, and many things are not in line with codes. Commissioner Greenman made a comment that some investigation work should be done to see how involved the local government is in the management of the property. Some discussion followed. Ms. Walters indicated that once she receives the information requested there will be more to discuss.

ADJOURN:

With no additional business to discuss, Commissioner Clements made a motion to adjourn, with a second from Commissioner Sheftall.



R. Larry Cardin, Chairman



Lisa L. Walters, CPM
Secretary-Treasurer