

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting  
September 25, 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 followed by an invocation. The following Commissioners were present:

Linda Hadley, Vice Chair  
Jeanella Pendleton  
Ryan Clements  
John Sheftall  
John Greeman  
Tiffany Stacy – Via ZOOM

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, Jonathan Evans, MTW Coordinator, James C. Clark, Jr., Esquire, Commission Attorney Representative, and Royce Ann Adkins, Executive Assistant.

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

Motion for approval of the August 28, 2024, Board Minutes was made by Commissioner Greenman, with a second by Commissioner Staci. Motion carried.

FINANCIAL REPORT:

The financial report was presented by Carla Godwin, CFO. The excessive revenue over expenses for HACG is negative (\$584,599). The overall factors for the YTD variances are:

- Developer fee for BTW South and Warren Williams were originally budgeted to receive a total of \$900,000 this year. Due to delays in closing on both developments, this year's fee is estimated for BTW South at \$100,000 and Warren Williams at \$120,000, and the remaining will be in FY2025.
- Administrative Fee revenue is less because Section 8 occupancy is at 78% but budgeted at 95%.

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

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3480

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

Sabrina Richards presented the proposed resident charge-offs for the month of August 2024. Total charge-offs for the month totaled \$4,245.36.

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

RESOLUTION NO. 3481

RESOLUTION APPROVING AMENDED AND RESTATED INDUCEMENT FOR COLUMBUS GARDENS, LLC

WHEREAS, this Amended and Restated Inducement Resolution amends and restates in its entirety that certain Resolution No. 3456, adopted on September 20, 2023, for the purpose of increasing the not to exceed amount of the Bonds (defined hereinbelow) from \$12,000,000 to \$15,000,000.

After review, a motion for approval was made by Commissioner Pendleton, with a second from Commissioner Sheftall. Motion carried.

Presented by James C. Clark

RESOLUTION NO. 3482

RESOLUTION AUTHORIZING, INTER ALIA, THE ISSUANCE BY THE HACG OF ITS MULTIFAMILY HOUSING REVENUE BONDS FOR COLUMBUS GARDENS, LLC

WHEREAS, the HACG intends to issue its Multifamily Housing Revenue Bonds (Columbus Gardens Project) Series 2024 in the aggregate principal amount not to exceed \$15,000,000 (the "Bonds"), pursuant to a Trust Indenture (the "Indenture") by and between the Authority and U.S. Bank Trust Company, National Association, a national banking association, as trustee (the "Trustee"), to be dated as of December 1, 2024, or such other date as agreed to by the parties thereto;

After review, a motion for approval was made by Commissioner Pendleton, with a second from Commissioner Sheftall. Motion carried.

Presented by James C. Clark

RESOLUTION NO. 3483

RESOLUTION INDUCEMENT OF THE HACG APPROVING A PROPOSED FINANCING OF A MULTIFAMILY HOUSING PROJECT IN AN AMOUNT NOT TO EXCEED \$18,000,000 FOR THE BENEFIT OF PROVIDENCE POINTE APARTMENTS, LP. AND AUTHORIZING THE EXECUTION OF AN INDUCEMENT LETTER

WHEREAS, the Housing Authority of Columbus, Georgia (the "Authority") has been informed by officials of Providence Pointe Apartments, L.P., a Georgia limited partnership, or an affiliate thereof (the "Company"), that the Company proposes to develop, construct and own a residential apartment complex in Columbus, Georgia, for persons of low to moderate income (the "Project");

NOW, THEREFORE, BE IT RESOLVED as follows:

2. In order to indicate the Authority's willingness to issue its Bonds in one or more series and in an amount up to \$18,000,000 to finance, in whole or in part, the development of the proposed Project, the execution and delivery to the Company of an inducement form is attached,

After review, a motion for approval was made by Commissioner Stacy, with a second from Commissioner Pendleton. Motion carried.

Presented by Laura Johnson

## RESOLUTION NO. 3484

**RESOLUTION APPROVING THE MOVING TO WORK (MTW) DEMONSTRATION PROGRAM'S FISCAL YEAR 2025 ANNUAL PLAN AND SUBMISSION OF SAID PLAN AND PLAN'S CERTIFICATIONS OF COMPLIANCE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Board of Commissioners of the Housing Authority of Columbus, Ga (HACG) by Resolution No 3166, originally approved submission of a Moving-to-Work (MTW) Demonstration Program Application, Annual Plan, and Certification of Compliance to the Department of Housing and Urban Development (HUD); and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners:

1. The HACG's FY 2025 Annual MTW Plan is approved.
2. The Chair or Secretary/Chief Executive Officer is authorized to execute the Certifications of Compliance; and,
3. Submission of said Certifications and FY 2025 Annual MTW Plan to HUD is authorized.

After review, a motion for approval was made by Commissioner Pendleton, with a second from Commissioner Stacy. Motion carried.

Presented by Jonathan Evans.

**REPORT FROM THE GOVERNANCE COMMITTEE:**

Commissioner Pendleton indicated the Committee met on September 24, 2024, to discuss new procedures for CEO Evaluation as well as to discuss the actual evaluation of the CEO.

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

Commissioner Greenman reported that he, Lisa Walters, and Sabrina Richards recently attended the PHADA Conference in Washington, D.C. He provided a brief update on the following:

- HUD Funding is unchanged.
- Nationwide there is a 50% failure rate in funding vouchers.

All Commissioners were given a copy of the final HACG Audit Report. Commissioner Greenman stated that one recommendation he wanted the Board to take note of was that the Board should exercise more oversight in procedures.

**REPORT FROM THE REAL ESTATE COMMITTEE:**

Commissioner Clements reported the Real Estate Committee met on September 17, 2024, to further discuss purchasing Ashley Station I and II. After extensive review of information, it was decided that HACG would not pursue purchase of Ashley Station I and II at this time. A letter is being drafted that will be sent to the appropriate parties indicating this decision. The Moon Creek development was not approved, missing approval by ½ a point. Applications will be filed for Moon Creek next year. Commissioner Clements reported that Laura Johnson is currently working on the BTW South Development as well as the Warren Williams renovation, which has increased in price due to issues with the City and HUD.

**PUBLIC SAFETY TASK FORCE:**

Commissioner Stacy thanked the staff and Board of HACG for their hard work and diligence in improving the quality of life of all residents at HACG. There have been issues at Arbor Pointe with students fighting and trespassing. Nicholson Terrace continues to experience issues with unauthorized individuals being given access to the building. The issue with stray animals at several properties continues to be an issue.

CHIEF EXECUTIVE OFFICER'S REPORT:

Lease up for public housing, Warren Williams is 75% and Canty is 92%.

Lease up is 95% across all developments including the remote PHA's and RAD Big 4 lease up is at 97%.

HACG total vouchers available is 3,914. Section 8 vouchers leased are 77%. There are currently 79 families with vouchers searching for housing. Thirteen (13) extensions were granted giving the voucher holders more time to find housing. There are 37 expected to move-in next month.

RAD Big 4 lease up is at 97%, with lease up across all developments including the remote PHA's is at 95%.

Commissioners were provided two (2) handouts, 1) PHADA's position paper on the FY 25 Appropriations and 2) News article published in USA today titled "Voucher program is supposed to help poor families rent a home. Half the time, it fails."

Ms. Walters reported that HIP and HOTMA have been delayed until sometime in 2025 due to IT issues. HUD will have an upcoming policy to postpone Nspire inspections if a property is undergoing rehab work or repairing "acts of God." The new criminal screening rule will come out in the fall. HCV funding shortfalls force a second offset.

The following TARs Updates were given:

- Proposed 30-day notice policy to evict will increase TARs even more.
- TARs Ratio has drastically increased since 2018. In 2018, the ratio was 5.7% vs 19.4% in 2022.
- TARs are approaching \$600 million across all PHAs. Up from \$100 million in 2015.

The new Nspire V effective date is October 1, 2025. HACG will be working to educate inspection staff and landlords in the upcoming months.

SAVE THE DATE CONFERENCES:

- 2025 Commissioner's Conference will be at the Hyatt Regency Miami, Florida – January 5-8.
- 2025 Annual Convention & Exhibition will be May 13-16 at the Hyatt Regency in Seattle, WA.

EXECUTIVE SESSION:

Chair Cardin called for an Executive Session of the HACG Board of Commissioners with the purpose of the session to discuss personnel related issues.

Following the close of the Executive Session,

**ADJOURN:**

**With no additional business to discuss, Commissioner Hadley made a motion to adjourn, with a second from Commissioner Clements. Meeting adjourned.**



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**R. Larry Cardin, Chair**



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**Lisa L. Walters, CPM  
Secretary-Treasurer**