

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting
December 13, 2023
9:00 AM
Columbus, Georgia

Meeting was Held by Both Telephone Conferencing and In-Person

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

Chair, R. Larry Cardin, called the meeting to order with the following Commissioners present:

Jeanella Pendleton
John Greenman
Ryan Clements
John Sheftall
Tiffani Stacy

Absent:
Linda Hadley

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, Sheila Crisp, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, Carla Godwin, MTW Coordinator and Resident Services Administrator, John Casteel, Chief Assisted Housing Officer, Rickey C. Miles, Modernization Manager, James C. Clark, Jr., Esquire, Commission Attorney Representative, and Royce Ann Adkins, Executive Assistant.

CSG RESIDENTIAL ANNUAL MEETING:

Chair R. Larry Cardin called this meeting to order. Motion for approval of the agenda was made by Commissioner Clements, seconded by Commissioner Sheftall. Motion carried.

Motion for approval of the agenda was made by Commissioner Clements, seconded by Commissioner Sheftall. Motion carried.

Motion for approval of the December 14, 2022, Board Minutes was made by Commissioner Greenman, with a second by Commissioner Clements. All approved. Motion carried.

Commissioner Greenman indicated that the Audit and Finance Committee had recently met to review and approve the budgets for Baker Village I LP, II LP, and III LP, BTW Chapman Phase I LP-Patriot Pointe, and BTW Chapman Phase II LP- Columbus Commons. Commissioner Greenman made a motion that the board approve the budgets for 2024, seconded by Commissioner Sheftall. Motion carried.

With no other business to discuss, Chair Cardin adjourned this session of the CSG Residential Annual Meeting.

RAD I ANNUAL MEETING:

Chair R. Larry Cardin called this meeting to order. Motion for approval of the agenda was made by Commissioner Greenman, seconded by Commissioner Clements. Motion carried.

Motion for approval of the September 20, 2023, RAD I Board Minutes was made by Commissioner Greenman, seconded by Commissioner Pendleton. Motion carried.

Commissioner Greenman indicated that the Audit and Finance Committee had recently met to review and approve the budgets for all RAD Properties, Nicholson Terrace, Wilson Homes, E.J. Knight, and Farley Homes. Commissioner Greenman made a motion that the board approve the budgets for 2024, seconded by Commissioner Sheftall. All approved. Motion carried.

With no other business to discuss, Chair Cardin adjourned this session of the RAD I Regular Meeting.

APPROVAL OF THE SEPTEMBER 20, 2023, BOARD MEETING MINUTES:

Vice Chair Hadley called for a motion to approve the minutes of the September 20, 2023, Board meeting.

Motion for approval of the minutes was made by Commissioner Clements, seconded by Commissioner Pendleton. The motion carried.

INVOCATION:

Chair Cardin offered the invocation.

ADOPTION OF AGENDA:

Motion for approval of the agenda was made by Commissioner Greenman, seconded by Commissioner Pendleton. The motion carried.

APPROVAL OF OCTOBER 18, 2023, BOARD MINUTES:

Chair Cardin called for a motion to approve the minutes of the October 18, 2023, Board Meeting.

Motion for approval of the minutes was made by Commissioner Greenman, seconded by Commissioner Clements. Motion carried.

FINANCIAL REPORT:

Sheila Crisp, CFO, provided a report of agency finances month-to-date and year-to-date actual to budget results and explanation of the top factors of the variances. In summary, HACG is tracking ahead of budget. Due to budget timelines, Ms. Crisp will be sending out the summary sheets today.

HACG anticipates receipt of developer fees for The Banks at Mill Village by December 20, 2023. Unfortunately, HACG will not receive developer fees for Warm Springs development until sometime in January 2024.

CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH- ENDING OCTOBER AND NOVEMBER 2023:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3459

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTHS OF OCTOBER AND NOVEMBER 2023

Commissioner Clements questioned if there was any type of trend as to the highs and lows of charge-off amounts throughout the year. Ms. Richards indicated there were no trends. She indicated that because HACG

goes through the court system for evictions, timing is due to court availability. Commissioner Clements requested a copy of HACG Eviction Policy. Ms. Walters indicated that a copy of the ACOP and Admin Plan will be sent to all commissioners.

Motion for approval of the October and November Charge-offs was made by Commissioner Clements, with a second from Commissioner Sheftall. Motion carried.

APPROVAL FOR SECTION 8 HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN REVISION:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3460

RESOLUTION APPROVING THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN REVISION

John Casteel brought before the Committee a request to approve a revision to the Section 8 Housing Choice Voucher Program Administrative Plan. The request stems from a requirement from HUD to add the following, "WHEREAS, HACG will add the Right to Report from Home for VAWA protections in the Administrative Plan." Meaning that a victim of domestic or dating violence, sexual assault and stalking has the right to report these crimes and emergencies from their home without risking penalties from local government and housing providers such as fines or evictions.

Motion for approval was made by Commissioner Sheftall, seconded by Commissioner Clements. Motion carried.

APPROVAL FOR THE REVISION OF THE ADMISSIONS AND OCCUPANCY PLAN REVISION FOR THE PUBLIC HOUSING PROGRAM:

RESOLUTION NO. 3461

RESOLUTION APPROVAL THE REVISION OF THE AMISSIONS AND OCCUPANCY PLAN REVISION FOR THE PUBLIC HOUSING PROGRAM

This was another resolution brought before the Committee by Mr. Casteel. This is a revision to the Admissions and Occupancy Plan for the Public Housing Program to comply with the requirements of being a CDBG (Community Development Block Grant) recipient. This revision to the plan states that a victim of domestic or dating violence, sexual assault and stalking has the right to report these crimes and emergencies from their home without risking penalties from local governments and housing providers such as fines or evictions.

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

CONSIDER APPROVAL OF A CONTRACT TO REPAIR A FIRE DAMAGED BUILDING AT CANTY HOMES:

Laura Johnson reported that bids had been received to repair the fire damage at one of the buildings at Canty Homes. Based on the bids, Ms. Johnson recommended that the board approve awarding Weber Construction the contract. Their bid came in at \$274,000. Weber Construction has performed work for HACG in the past. Ms. Johnson stated that the cause of the fire has been classified as "undetermined." After investigation by the City as well as the insurance company, a point of origin could not be identified. Residents for the damaged units have been permanently transferred. After additional discussion, Commissioner Clements made a motion to approve the contract, with a second from Commissioner Pendleton. Motion carried.

REPORT FROM THE GOVERNANCE COMMITTEE:

Nothing to report.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Committee recommended approval of all budgets submitted for 2024. Official documentation of approval is notated above.

Commissioner Greenman asked if the Board could begin receiving regular financial reporting from all the affiliates. Ms. Walters indicated that this information would be discussed in January 2024 at the Board Retreat.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Clements reported that the Committee held a meeting December 6, 2023, at which time the purchase of Limited Partnership and General Partnership interests in Ashley Station I and II were discussed. Commissioner Clements indicated that the Committee had requested updated financial reporting and rent roll information.

PUBLIC SAFETY TASK FORCE:

Ms. Sabrina Richards reported that a meeting was held the second week of November with HACG and its partners. The representatives from the MCS D have been helpful in trying to identify children that have been causing issues at several properties. Commissioner Sheftall asked if the CPD was represented at the meeting. Ms. Richards indicated they were not at this meeting.

RESIDENT'S SURVEY:

All Commissioner's were provided with a copy of the latest Resident Survey report. Ms. Godwin reported that the survey was performed for HACG by the United Way.

MOVING TO WORK (MTW) CORRECTIVE ACTIVE PLAN UPDATE (LEASING UPDATE):

Ms. Walters indicated that as previously discussed at the September 2023 Board Meeting this item would no longer be an agenda item as HACG is now in compliance with the Substantial Serving the Same MTW requirement. Ms. Walters did state at that time she would continue to provide a report on all lease-ups.

Lease up at Warren Williams/Rivers Homes is at 84%. CA is currently at 90%.

HACG total vouchers available is 3,914. HACG has 3,023, Section 8 vouchers leased or 77%. There are currently fifty-seven (57) families with vouchers searching for housing, thirteen (13) extensions were granted giving the voucher holder more time to find housing. Ms. Walters reported that lease up is 93% across all developments, including the remote PHA's. RAD Big 4 lease-up is at 93%.

CHIEF EXECUTIVE OFFICER'S REPORT:

Congress passed another Continuing Resolution (CR). The CR is "clean," meaning it contains neither funding cuts nor harmful policy riders. The CR adopts a "laddered" approach that establishes two deadlines for Congress to pass appropriations bills. The deadline to pass the T-HUD bill and three (3) other appropriations bills is January 19, 2024. Congress would then have to pass the remaining eight (8) appropriations bills by February 2, 2024.

Ms. Walters reported that she, Commissioner Clements, and Sabrina Richards will be attending the PHADA Commissioner's Conference in San Diego, January 6th through 10th. Commissioner Clements and Ms. Walters will give a report at the Commissioners' Board Retreat in January 2024.

Ms. Walters presented to the Board the award that The Banks at Mill Village received in November.

ADJOURN:

There being no additional business, Chair Cardin asked for a motion to adjourn the meeting. Motion to adjourn was made by Commissioner Sheftall, with a second by Commissioner Greenman.

Meeting adjourned.


R. Larry Cardin, Chair


Lisa L. Walters, CEO
Secretary-Treasurer