

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

October 23, 2024

9:00 a.m.

Columbus, GA

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

Vice Chair, Linda Hadley called the meeting to order followed by an invocation. The following Commissioners were present:

Larry Cardin, Chair (Via Zoom)
John Sheftall
John Greeman
Tiffany Stacy – (Via Zoom)

Absent:

Jeanella Pendleton
Ryan Clements

In attendance from the Housing Authority staff were 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, Bill Pound, representing Commission Attorney Jim Clark, and Royce Ann Adkins, Executive Assistant.

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

The Motion for approval of September 25, 2024, Board Minutes was made by Commissioner Greenman, with a second by Commissioner Sheftall. Motion carried.

FINANCIAL REPORT:

The financial report was presented by Carla Godwin, CFO. The excess revenue over expenses for HACG is negative (\$681,927).

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

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

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3485

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

Sabrina Richards presented the proposed resident charge-offs for the month of September 2024. Total charge-offs for the month totaled \$3,029.47.

Motion for approval of the September charge-offs was made by Commissioner Greenman, with a second from Commissioner Sheftall. Motion carried.

Ms. Richards also reported that HACG has partnered with the management group at Ashley Station. An invitation to participate in the HACG Public Safety Task Force meetings has been extended to the management team at Ashley Station.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton was absent; therefore, no report was given.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman reported the committee will be meeting in early December to review the 2025 budget.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Clements was absent. Lisa Walters reported the committee will be meeting next week to discuss some available property in the Mill District.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy reported there will be a Safety Committee Meeting November 12, 2024, at 4:00 p.m.

CHIEF EXECUTIVE OFFICER'S REPORT:

Lease up for public housing, Warren Williams is 74% and Cauty is 91%.

HACG total vouchers available are 3,914. Section 8 vouchers leased are 79%. There are currently 54 families with vouchers searching for housing. Thirteen (13) extensions were granted giving the voucher holders more time to find housing.

RAD Big 4 lease up is at 97%, with lease up across all developments including the remote PHA's is at 94%.

Other items discussed were:

- October 10th, Section 8 department had a landlord meeting to discuss items including NSPIRE-V, which is effective October 1, 2025.
- October 9th, HACG received the MTW Statutory Requirement letter for FY2023. HACG is in compliance in all five (5) areas.
- November 2024 HACG Board Meeting has been cancelled due to Thanksgiving Holiday. The December HACG Board meeting has been moved to December 18th, due to Christmas Holiday.

There being no additional business, Commissioner Greenman made a motion to adjourn, with a second from Commissioner Sheftall. Meeting adjourned.

Linda Hadley, Vice Chair



Lisa L. Walters, CPM
Secretary-Treasurer