

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

March 20, 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 and offered an invocation with the following Commissioners present:

Jeanella Pendleton
Ryan Clements
John Sheftall
Tiffani Stacy
Linda Hadley
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, John Casteel, Chief Assisted Housing Officer, David DeRoche, Chief Maintenance Officer, Catherine Jackson, Comptroller, James C. Clark, Jr., Esquire, Commission Attorney Representative, and Royce Ann Adkins, Executive Assistant.

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

Motion for approval of the January 24, 2024, Board Minutes was made by Commissioner Pendleton, with a second by Commissioner Stacy. Motion carried.

FINANCIAL REPORT:

The financial report will be presented at a later date. Prior permission was obtained from Board of Commissioner for this variance.

CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH- ENDING JANUARY AND FEBRUARY 2024:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3464

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

Sabrina Richards presented the proposed resident charge-offs for the month of January 2024. Total charge-off's for the month totaled \$4,831.76

Motion for approval of the January charge-offs was made by Commissioner Sheftall with a second from Commissioner Clements. Motion carried.

RESOLUTION NO. 3465

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

Sabrina Richards presented the proposed resident charge-offs for the month of February 2024. Total charge-offs for the month totaled \$22,963.55. Commissioner Clements asked if there was something specific that made the dollar amount so high for February. Ms. Richards indicated this was because of timing in the move out, eviction processes.

There being no additional discussion, a motion for approval of the February charge-offs was made by Commissioner Sheftall with a second from Commissioner Clements. Motion carried.

RESOLUTION NO. 3466

RESOLUTION AUTHORIZING ACTIONS NECESSARY FOR THE DEVELOPMENT OF THE MOON
CREEK PHASE I PROJECT AND AUTHORIZING THE CEO TO EXECUTE ALL DOCUMENTS
NECESSARY FOR THE DEVELOPMENT OF THE MOON CREEK PHASE I PROJECT

WHEREAS, The Housing Authority of Columbus, Georgia (HACG) desire for certain 9% Low Income Housing Tax Credits for 2024 (the Tax Credits), to be applied for with the Georgia Department of Community Affairs for the development of a 90-unit senior living apartment rental complex (the Moon Creek Phase I Project), to be constructed on the property HACG owns and holds fee simple title to as identified on Exhibit "A" attached hereto (the Property).

AND BE IT FURTHER RESOLVED that Lisa L. Walters, in her capacity as the Chief Executive Officer of HACG, acting singly, is hereby authorized, empowered, and instructed to approve and cause to be funded requisitions properly submitted in accordance with the loan documents for any loan by HACG, etc.

Laura Johnson indicated that this would initially be a 90-unit complex for residents 55+. If approval is received, construction would begin 2025.

Motion for approval was made by Commissioner Clements, with a second from Commissioner Sheftall. Motion carried.

CONSIDER APPROVAL OF COLUMBIA RESIDENTIAL AS FEE DEVELOPER PARTNER FOR MOON CREEK DEVELOPMENT:

Laura Johnson submitted a request for Board approval of Columbia Residential as the Fee Developer Partner for the Moon Road Creek Development.

Motion for approval was made by Commissioner Hadley, with a second from Commissioner Clements. Motion carried.

CONSIDER APPROVAL TO INSTALL CAMERAS AT THE COTTAGES:

Laura Johnson submitted a request for Board approval to install Cameras at The Cottages. Both Ms. Richards and Commissioner Stacy reported on the issues that were happening at The Cottages.

Motion for approval was made by Commissioner Sheftall, with a second from Commissioner Stacy. Motion carried.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton stated there was no report.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman indicated there was no report. He reported on a special that aired about Section 8 Housing on PBS recently, commenting it was an excellent report and recommended attendees watch.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Clements indicated there was no report, however, he did indicate that a meeting would be scheduled soon.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy reported things at the properties were better. Columbus 911 will be offering a training class on how to report an effective 911 call.

CHIEF EXECUTIVE OFFICER'S REPORT:

Lease up for public housing, Warren Williams is 80% and Canty is 89%.

Lease up is 92% across all developments including the remote PHA's and RAD Big 4 lease up is at 94%.

HACG total vouchers available is 3,914. There are 2,931 Section 8 vouchers leased or 75%. HACG currently has 59 families with vouchers searching for housing. HACG granted 7 voucher extensions for families still looking for housing.

Section 8 waiting list will open in April 2024.

Ms. Walters reported that the Senior Staff Board Retreat will be March 27-29 in Peachtree City, Ga.

The 2024 T-HUD joint bill passed the House and Senate and was signed by the President. The MTW Program will be extended to 2038. Also, the MTW Reserves from the original 39 agencies (including HACG) remain protected for another year.

HACG received the year distribution from Columbus Affordable Housing Services in the amount of \$527,479.

HACG also received developer fees related to the Warm Springs property in the amount of \$112,000. HACG will receive one more payment.

EXECUTIVE SESSION:

An Executive Session was held to discuss personnel matters as provided by O.C.G.A. section 50-14-3(4). Commissioner Clements motioned to close the Board meeting so the Executive Session could be entered. Commissioner Sheftall seconded the motion. Executive session was then entered.

Chair, Cardin made a motion to close the Executive Session and Commissioner Stacy seconded the motion. Executive Session was closed.

ADJOURN:

There being no additional business, Chair Cardin adjourned the meeting.



R. Larry Cardin, Chairman



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