

APR 27 2021

CLERK OF COUNCIL
6507

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

March 17, 2021

9:00 AM

Columbus, Georgia

**Meeting was Held by Both Telephone Conferencing and In-Person
Due to the COVID-19 Virus**

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

**Chairman Larry Cardin called the meeting to order and on roll call the
following Commissioners answered present:**

**John Greenman
Ed Burdeshaw
Jeanelle Pendleton
Tiffani Stacy
John Sheftall**

**In attendance from the Housing Authority staff was Lisa Walters, Chief
Executive Officer, Sabrina Richards, Chief of Property Management, John Casteel,
Chief Assisted Housing Officer, Sheila Crisp, Chief Financial Officer, Laura
Johnson, Chief Real Estate Officer, Carla Godwin, MTW Coordinator and Resident
Services Administrator, Amy Bergman, Executive Assistant, and Attorney Jim
Clark.**

ADOPTION OF AGENDA:

Chairman Cardin called for approval of the agenda.

**Motion for approval was made by Commissioner Greenman, seconded by
Commissioner Stacy. Motion carried.**

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**APPROVAL OF THE FEBRUARY 17, 2021 BOARD MEETING
MINUTES:**

Chairman Cardin called for a motion to approve the minutes of the February 17, 2021 Board meeting.

Motion for approval was made by Commissioner Pendleton, seconded by Commissioner Burdeshaw. The motion carried.

CHARGE-OFF OF RESIDENT ACCOUNT BALANCES:

The following Resolution were introduced and duly considered:

RESOLUTION NO. 3377

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING FEBRUARY 28, 2021**

Motion for approval was made by Commissioner Greenman, seconded by Commissioner Stacy. Motion carried.

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**MOVING TO WORK (MTW) DEMOSTRATION PROGRAM'S
FISCAL YEAR 2022 ANNUAL PLAN:**

The following Resolution were introduced and duly considered:

RESOLUTION NO. 3378

**A RESOLUTION APPROVING THE MOVING TO WORK (MTW)
DEMOSTRATION PROGRAM'S FISCAL YEAR 2022 ANNUAL PLAN**

The FY 2022 Annual MTW Plan was available for review and comments from January 20, 2021 thru February 19, 2021. For the Fiscal Year 2022 MTW Plan, HACG is not proposing any new MTW activities. There are also no changes to the current MTW activities. Two public hearings were held via Zoom on February 10th to answer resident's questions regarding the MTW program.

HACG is required to execute and submit to HUD for review and approval the Certifications of Compliance along with submission of an Annual Plan.

Motion for approval was made by Commissioner Greenman, seconded by Commissioner Burdeshaw. Motion carried.

**APPROVAL FOR A COMMUNITY LIAISON MANAGER AND A
COMMUNITY LIAISON COORDINATOR:**

With the increased violence and crimes in Columbus, it is imperative for HACG to strengthen the partnership with the Columbus Police Department and the Muscogee County Sheriff's Department to make our communities safer for our residents and employees.

HACG would like to create two new positions: a Community Liaison Manager and a Community Liaison Coordinator. These individuals would assist the Property Managers and act as a liaison between HACG and the Law Enforcement Agencies. These positions would not have arrest powers or carry weapons.

These positions would be an extension of the Security Task Force. The Security Task Force only meets every other month so these positions would allow for daily contact with Law Enforcement and strengthen these partnerships.

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The commissioners discussed how these positions could help curb a rise in recent incidents occurring on HACG properties. Commissioner Greenman suggested a joint call with both Sheriff Countryman and Police Chief Blackmon would ensure that the positions would be well received and would help to establish what the interaction between these agencies would look like. The Board agreed to table the discussion of these positions until this call could be held.

REPORT FROM THE GOVERNANCE COMMITTEE:

No report.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

No report.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Burdeshaw, Chair of the Real Estate Committee, stated that the Chase archaeological study was completed and there were no findings or issues. Although the project is expected to be over budget since the cost of lumber has increased by over 300%, the project will proceed.

The Macon Housing Authority is finalizing the plans for the Warm Springs Road project that will be submitted to the city for their review. Closing is scheduled for this summer.

REPORT ON THE SECURITY TASK FORCE:

Commissioner Stacy stated the Security Task Force met on March 9th and discussed the increase of gang and criminal activity. The residents are actively working to find ways to deter these problems. She also noted that she was a proponent of the new positions being explored. She said these positions could help to support property managers and give residents a contact outside of the police department in which to raise their concerns.

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EXECUTIVE DIRECTOR'S REPORT

Mrs. Crisp presented the ramifications and benefits of paying off the current high interest rate loans that have early payoff penalties. This will be something to review closely and will be kept at the forefront.

Mrs. Walters reported that HACG has a 97% lease up rate for all developments including the remote properties. She also noted that Section 8 voucher utilization was at 83% or 3,234 vouchers. HACG has 191 families with vouchers searching for housing. The affordable housing market is still saturated making it hard for families to find housing.

Mrs. Walters stated that 2021 capital funds to be received is \$2,519,060.

The HACG Resident Services department recently partnered with the Department of Public Health to administer the Covid vaccine to some of our qualifying residents. Another event will be scheduled soon as more people become eligible to receive the vaccine.

Mrs. Walters announced that the Comptroller for HACG, Krista McDowell, will be retiring at the end of November and the search for her replacement is underway.

Laura Johnson took a Rental Housing Finance class with the National Development council and passed the exam.

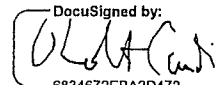
Mrs. Walters stated that the strategic plan and enterprise risk assessment was updated during this year's senior staff retreat.

Mrs. Walters also noted that she will be inducted into the Rotary today and will serve on the panel at the MTW virtual conference regarding the accreditation process.

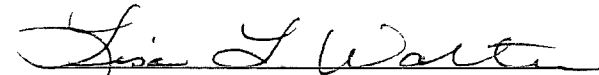
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ADJOURN:

There being no further business, a motion to adjourn was made by Commissioner Greenman and seconded by Commissioner Burdeshaw. The motion carried.

DocuSigned by:

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R. Larry Cardin
Chairman



Lisa L. Walters, CPM
Secretary-Treasurer