



3632

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

May 17, 2023

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 the following Directors were present:

**Ryan Clements
John Greenman
Linda Hadley
Jeanelle Pendleton
John Sheftall
Tiffani Stacy**

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, Jim Clark, Esquire, and Denise L. Thompson-Mosley, Executive Assistant.

INVOCATION:

Chair Cardin offered the invocation.

ADOPTION OF AGENDA:

Lisa Walters stated there would be a change in the agenda. Sabrina Richards will present the resolution for Approving Revision of the Admissions and Continued Occupancy Plan for Public Housing and the resolution Approving the Housing Choice Voucher Administrative Plan Revision for the Section 8 Program instead of John Casteel. Chair Cardin asked for a motion approving the amended agenda. Motion for approval of the agenda was made by Commissioner Clements, seconded by Commissioner Hadley. Motion carried.

APPROVAL OF THE APRIL 19, 2023 BOARD MEETING MINUTES:

Chairman Cardin called for a motion to approve the minutes of the April 19, 2023 Board meeting.

Motion for approval of the amended minutes was made by Commissioner Hadley, seconded by Commissioner Sheftall. The 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 the explanation of the top factors of the variances. In summary, we are tracking behind budget by about \$442K.

The top factors for both MTD and YTD variances for excess of revenue before Capitalized Expenditures and Transfers:

- The delay in construction at The Banks of Mill Village and Warm Springs Senior Village has resulted in a postponement of payment of Developer Fees to HACG of approximately \$600K.
- Dividend income, in the amount of \$449K, was received from HAI Group.
- HUD delayed publishing new income limits, which affects the amount of rent that can be charged. The new limits have been issued and went into effect May 1, 2023. This factor will allow an increase in rent for the remainder of the year.
- HUD authorized an increase in Operating Cost Adjustment Factors (OCAF) for Section 8 contracts, effective May 1, 2023. This will allow an increase in rent collected the remainder of the year as well as an augment to the management fee income HACG receives.

CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH ENDING APRIL 30, 2023:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3440

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR THE AUTHORITY'S HOUSING DEVELOPMENTS FOR THE MONTH ENDING APRIL 30, 2023

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

Ms. Richards also gave an update on The Banks at Mill Village. There are 71 of 102 units occupied and the lease up should be completed in six weeks.

CONSIDER A RESOLUTION APPROVING REVISION OF THE ADMISSIONS AND CONTINUED OCCUPANCY PLAN FOR PUBLIC HOUSING:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3441

RESOLUTION APPROVING REVISION OF THE ADMISSIONS AND CONTINUED OCCUPANCY PLAN FOR PUBLIC HOUSING

The Admissions and Continued Occupancy Plan (ACOP) is a written policy that states the manner in which The Housing Authority of Columbus, GA will operate its Public Housing program. The purpose of the revision to the ACOP is to incorporate Housing Opportunities Through Modernization Act (HOTMA) regulatory changes to HACG policies. The changes address over-income family definitions and policies.

Motion for approval was made by Commissioner Pendleton and seconded by Commissioner Hadley. Motion carried.

CONSIDER A RESOLUTION APPROVING THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN REVISION:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3442

RESOLUTION APPROVING THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN REVISION

The Administrative plan is a written policy that states the way in which The Housing Authority of Columbus, GA will operate its Housing Choice Voucher Program (Section 8). The purpose of the revision to the Administrative Plan is to establish preferences for the project-based voucher waiting list for Warm Springs Senior Village.

Motion to approve this resolution was made by Commissioner Hadley, seconded by Commissioner Sheftall. Motion carried.

REPORT FROM THE GOVERNANCE COMMITTEE:

No report. The Governance Committee will meet before the June 2023 board meeting to go over the CEO Evaluation.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

No report. The Audit and Finance will meet prior to the next board meeting to update the bond issuance policy.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Clements presented a report on the Wasserman Group tax-exempt bond issuance proposal. The Real Estate Committee did not think the housing planned by the Wasserman Group fit the mission of HACG, so the Wasserman Group withdrew their proposal. Commissioner Clements also suggested HACG come up with a formal procedure to be followed for when an entity is asking for HACG to issue bonds on their behalf.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy reported on safety concerns at the different properties. She stated gang activity had been reported on a former Warren Williams resident who now resides at Columbus Villas. Sabrina said an eviction notice has been issued.

MOVING TO WORK (MTW) CORRECTIVE ACTIVE PLAN UPDATE:

Lisa Walters gave an update on the MTW Corrective Action Plan (CAP). Lease up at Warren Williams is 96% and 90% for Carty Homes for an average of 93%. The Section 8 voucher utilization has increased slightly to 85%.

EXECUTIVE DIRECTOR'S REPORT:

Lisa Walters reported that lease up is 96% across all developments, including the remote housing authorities. At the RAD properties, Nicholson Terrace, Luther Wilson, EJ Knight, and EE Farley, lease up is 97%.

During the April board meeting, Mr. Cardin requested a committee be formed to address the street racing in and around HACG properties. The staff committee is Sabrina Richards, Sheila Crisp, and Lisa Walters. Sabrina has been in contact with the sheriff's department about the issue.

Lisa stated the need for an Audit and Finance Committee meeting to discuss the Bond Fee Policy.

HACG is considering the purchase of the investor and GP interest in Ashley Station I and II. There is nothing else to report at this time.

EXECUTIVE SESSION:

An Executive Session was held to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against this housing authority as provided by O.C.G.A. section 50-14-1(1). Commissioner Hadley motioned to close the Board meeting so the Executive Session could be entered. Commissioner Clements seconded the motion. Executive session was then entered. There was no action taken.

Chair Cardin adjourned the Executive Session.

ADJOURN:

There being no further business, Chairman Cardin asked for a motion to adjourn the meeting. Motion for approval was made by Commissioner Greenman, seconded by Commissioner Stacy. Meeting was adjourned.



Larry Cardin
Chairman



Lisa L. Walters, CPM
Secretary-Treasurer

AFFIDAVIT

I, the undersigned R. Larry Cardin, first being duly sworn on oath state that I am the Chairman of The Housing Authority of Columbus, Georgia; that as such officer, I presided at a meeting of the Commissioners of said Housing Authority duly scheduled or called, and held on the 17th day of May 2023 a quorum of said Commissioners present.

That during the meeting, said Commissioners voted to go into executive session and close the meeting to the public, for consideration of the subject matter hereinafter specified.

That the subject matter of the meeting or the closed portion thereof was devoted to matters within the following exceptions provided by law, the specific relevant exception being identified by checkmark below:

- Consultation with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against this Housing Authority or any officer or employee, or in which this Housing Authority or any officer or employee may be directly involved, as provided in O.C.G.A. Section 50-14-2 (1).
- Discussion of the future acquisition of real estate, as provided by O.C.G.A. Section 50-14-3(4).
- Discussion or deliberation upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of an officer or employee, as provided in O.C.G.A. Section 50-14-3(6).

This affidavit is executed and ordered filed with the official minutes of said meeting in compliance with O.C.G.A. Section 50-14-4(b).

R. Larry Cardin

R. Larry Cardin, Chairman
Housing Authority of Columbus, Georgia

Sworn to and subscribed before me this 17
Day of MAY, 2023.

Karen Kinnison
Notary Public, Muscogee County, Georgia

My Commission Expires _____

