

MAR - 8 2022

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**THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA**

**Regular Meeting**

**January 19, 2022**

**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 Cardin called the meeting to order, and the following  
Commissioners were present:**

**Ed Burdeshaw  
John Greenman  
Linda Hadley  
Jeanella Pendleton  
John Sheftall  
Tiffani Stacy**

**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, Rickey Miles, Modernization Manager, Carla  
Godwin, MTW Coordinator and Resident Services Administrator, Denise L.  
Thompson-Mosley, Executive Assistant, and Attorney Chandler Riley.**

**ADOPTION OF AGENDA:**

**Motion for approval of the agenda was made by Commissioner Burdeshaw,  
seconded by Commissioner Greenman. Motion carried.**

**APPROVAL OF THE DECEMBER 15, 2021 BOARD MEETING MINUTES:**

Chairman Cardin called for a motion to approve the minutes of the December 15, 2021 Board meeting.

Motion for approval was made by Commissioner Sheftall, seconded by Commissioner Pendleton. 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 ahead of budget by \$438K.

The top factors for both MTD and YTD variances for Net Profit before Capitalized Expenditures and Transfers:

- Expenses are lower because HUD REAC inspections continue to be delayed due to COVID-19.
- Turnover expenses are less because there have been fewer units turning over, attributable to the recent lifting of the eviction moratorium.
- Hiring for the second Community Resource Officer position is on hold.
- The warehouse project is on hold.

**CHARGE-OFF OF RESIDENT OR FORMER RESIDENT ACCOUNT BALANCES FOR MONTH ENDING DECEMBER 31, 2021:**

The following Resolution was introduced and duly considered:

**RESOLUTION NO. 3402**

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR THE AUTHORITY'S HOUSING DEVELOPMENTS FOR THE MONTH ENDING DECEMBER 31, 2021**

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

**RESOLUTION APPROVING THE SUBMISSION OF A  
DEMOLITION APPLICATION TO HUD'S SPECIAL  
APPLICATIONS CENTER (SAC) FOR RIVERS HOMES, BUILDING  
C301, UNITS 702G AND 702H:**

The following Resolution was introduced and duly considered:

**RESOLUTION NO. 3403**

**A RESOLUTION APPROVING THE SUBMISSION OF A DEMOLITION  
APPLICATION TO HUD'S SPECIAL APPLICATIONS CENTER (SAC) FOR  
RIVERS HOMES, BUILDING C301, UNITS 702G AND 702H**

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

**REPORT FROM THE GOVERNANCE COMMITTEE:**

Commissioner Pendleton, Chair of the Governance Committee, announced there is no formal report.

**REPORT FROM THE AUDIT AND FINANCE COMMITTEE:**

Commissioner Greenman, Chair of the Audit and Finance Committee, gave the date for the next Audit and Finance Committee meeting, February 1, 2022. He also offered a summary of the sessions he attended at the 2022 Public Housing Authorities Directors Association (PHADA) Annual Conference.

**REPORT FROM THE REAL ESTATE COMMITTEE:**

Commissioner Burdeshaw, Chair of the Real Estate Committee, stated Warm Springs Senior Village deal has not closed yet and is still with the attorneys for details to be finalized. He is pleased with the progress at the Banks at Mills Village construction site.

**PUBLIC SAFETY TASK FORCE:**

Commissioner Stacy stated there were two drive-by shootings at Elizabeth Cnty Homes in December. There were no injuries, and the Columbus Police Department is investigating the incidents. She said guns are a problem at HACG properties and the city. Commissioner Stacy asked her contact at Columbus Police Department if they plan to get the new gun pinpoint technology, ShotSpotter.

CPD hasn't purchased it yet but asked residents to report whenever they hear gunfire to help police narrow down high gun incident areas, in anticipation of acquiring the system.

Commissioner Stacy declared residents are committed to safety in their communities and are the greatest asset in the fight against crime.

#### EXECUTIVE DIRECTOR'S REPORT:

Mrs. Walters reported that HACG has a 96% lease up rate for all developments including the remote properties. She also noted that Section 8 voucher utilization is 82% or 3,192 vouchers. HACG has 109 families with vouchers still searching for housing. There is not an orientation scheduled due to the high number of COVID-19 cases. Ten extensions were granted to give voucher holders more time to locate housing.

The MTW program received a non-compliance letter from HUD for the fiscal year ending June 30, 2020, for not meeting the Serving Substantially the Same (STS) Number of Households Requirement. HACG submitted the Corrective Action Plan to the HUD MTW office on January 10, 2022.

HACG has had 26 employees test positive for COVID-19 since Christmas. All but 4 employees have returned to work. The offices are closed to the public, except by appointment, until further notice.


Sheila Crisp, CFO, arranged for Valley Healthcare Center to send a mobile testing unit to the COCC office, Friday, January 14, 2022. Several employees took advantage of this opportunity to get re-tested and return to work. Ms. Crisp has an ongoing agreement with Valley Healthcare Center, located on Ft. Benning Road, for any employees who need to get tested or re-tested in the future.

#### ADJOURN:

There being no further business, Chairman Cardin asked for a motion to adjourn the meeting. Motion for adjournment was made by Commissioner Greenman, seconded by Commissioner Burdeshaw. The motion carried and the meeting was adjourned.



Larry Cardin  
Chairman



Lisa L. Walters, CPM  
Secretary-Treasurer