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3606 CLERK OF COUNCIL  
Columbus, Georgia

**THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA**

**Regular Meeting  
December 14, 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 Larry Cardin called the meeting to order and on roll call the following Directors answered 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, 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.

**INVOCATION:**

Chairman Cardin offered the invocation.

**ADOPTION OF AGENDA:**

Motion for approval of the agenda was made by Commissioner Pendleton, seconded by Commissioner Stacy. Motion carried.

**APPROVAL OF THE SEPTEMBER 28, 2022 BOARD MEETING MINUTES:**

Chairman Cardin called for a motion to approve the minutes of the September 28, 2022 Board meeting.

Motion for approval of the minutes was made by Commissioner Greenman, seconded by Commissioner Stacy. 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 \$574K.

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 has resulted in a postponement of payment of Developer Fees to HACG.
- Each program is tracking ahead of budget except for the Affordable Housing Program.
- This is the only fifth month of the fiscal year.

**CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH ENDING SEPTEMBER 30, 2022:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3431

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER  
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR  
THE AUTHORITY'S HOUSING DEVELOPMENTS  
FOR THE MONTH ENDING SEPTEMBER 30, 2022

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

**CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES  
FOR MONTH ENDING OCTOBER 31, 2022:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3432

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER  
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR  
THE AUTHORITY'S HOUSING DEVELOPMENTS  
FOR THE MONTH ENDING OCTOBER 31, 2022

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

**CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES  
FOR MONTH ENDING NOVEMBER 30, 2022:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3433

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER  
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR  
THE AUTHORITY'S HOUSING DEVELOPMENTS  
FOR THE MONTH ENDING NOVEMBER 30, 2022

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

**CONSTRUCTION CONTRACT TO REPAIR TERMITE DAMAGE  
AT GENTIAN OAKS APARTMENTS:**

The Housing Authority of Columbus, GA (HACG) received bids on December  
6, 2022, at 11 AM for rehabilitation work at Gentian Oaks Apartments to repair  
termite damage in two units. The Pre-Bid meeting was held on November 15, 2022,  
with three contractors in attendance.

The purpose of this project is to make repairs to apartments 801 and 804 at  
Gentian Oaks Apartments. Major work items include replacement of termite  
damaged wood, kitchen repairs, living room and bedroom finishes including painting  
and flooring, mechanical and electrical repairs.

Weber Construction, Inc of Buena Vista, Georgia, delivered the apparent low bid for \$68,500.00. Weber Construction, Inc. has performed modernization work for the Buena Vista Housing Authority and HACG for several years and provided satisfactory results.

Motion to approve this contract for the repair of termite damage at Gentian Oaks Apartments in the amount of \$68,500.00 was made by Commissioner Stacy, seconded by Commissioner Burdeshaw. Motion carried.

**REPORT FROM THE GOVERNANCE COMMITTEE:**

No report.

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

The Audit and Finance Committee reported earlier on the approval of the fiscal year 2023 CSG Residential and RAD I budgets.

**REPORT FROM THE REAL ESTATE COMMITTEE:**

Commissioner Burdeshaw reported on the December 8, 2022 Real Estate Committee Meeting. The Committee approved purchase, of up to \$10,000, of a piece of property near The Banks at Mill Village from the Mill District. HACG was approached with an offer to sell the Moon Road property and declined. Len Williams presented about the Faircloth-to-RAD Conversions opportunities available for HACG to increase the number of affordable housing in Columbus. The Real Estate Committee would like to explore this option and asked Mr. Williams to draft an RFP for a partnership with a non-profit organization. Finally, Ken Henson asked HACG to consider working with him on an adaptative reuse project using the old Tom's Food Factory. The Real Estate Committee has requested additional information to study the matter further.

**PUBLIC SAFETY TASK FORCE:**

Commissioner Stacy gave a report on the November 16, 2022 Public Safety Task Force Meeting and listed areas of concern for some of the sites:

- Arbor Pointe, Warren Williams, and Farley – complaints of school-aged children loitering and fighting.
- Canty – Someone who was not a resident was shooting in the air and was arrested.
- Nicholson Terrace – The doors to the stairwells have been left propped open and people have been sleeping in there. Management has addressed the issue.
- Wilson – a shooting occurred.

MOVING TO WORK (MTW) CORRECTIVE ACTIVE PLAN  
UPDATE:

Lisa Walters gave an update on the MTW Corrective Action Plan. The lease up at Warren Williams is 96% and 93% for Canty Homes for an average of 94%. Section 8 voucher utilization is 79% or 3,078 vouchers.

The Section 8 wait list will be opening in mid-January 2023. The payment standard was increased to 110% of Fair market Rent (FMR) in February 2022. We are currently working with the HUD Atlanta Field Office to increase the payment standard to 120%. This expansion should boost our residents' chances of finding landlords willing to take housing vouchers.

EXECUTIVE DIRECTOR'S REPORT:

Mrs. Walters reported lease up across all developments is 97%, including the remote Housing Authorities.

The fiscal year 2023 MTW report was approved by HUD.

Mrs. Walters received a letter from the Affordable Housing Accreditation Board (AHAB) that they are dissolving the organization as of January 1, 2023. Although HACG will no longer have to work to maintain the AHAB accreditation, Mrs. Walters stated the process was good for the agency and identified some areas that needed work.

The 2023 Point in Time Homeless Count is being led by Home for Good, a United Way of Chattahoochee Valley agency. It will take place in Columbus on January 23, 2023 and January 24, 2023. Home for Good is looking for volunteers and anyone interested in participating should contact Pat Frey.

ADJOURN:

There being no further business, Chairman Cardin adjourned the meeting.



Larry Cardin  
Chairman



Lisa L. Walters, CPM  
Secretary-Treasurer

