

APR 27 2022

3568

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

March 16, 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
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, John Casteel,
Chief Assisted Housing Officer, Sheila Crisp, Chief Financial Officer, Carla
Godwin, MTW Coordinator and Resident Services Administrator, Karen Kinnison,
Executive Assistant, and Attorney Jack Schley.**

ADOPTION OF AGENDA:

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

APPROVAL OF THE FEBRUARY 16, 2022 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 Greenman, seconded by Commissioner Burdeshaw. 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 \$944K.

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

- Developer fees, loan fees, and attorney reimbursement from Warm Springs Senior Village received – \$275K.
- Disbursement from CAHS received – \$418K.
- Hiring for the second Community Resource Officer position is on hold.
- The warehouse project is on hold.

CHARGE-OFF OF SECTION 8 FORMER RESIDENT ACCOUNT BALANCES FOR MONTH ENDING FEBRUARY 28, 2022:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3406

A RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER SECTION 8 RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR THE AUTHORITY'S HOUSING DEVELOPMENTS FOR THE MONTH ENDING FEBRUARY 28, 2022

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

**CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES
FOR MONTH ENDING FEBRUARY 28, 2022:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3407

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING FEBRUARY 28, 2022**

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

**CONSIDER A RESOLUTION APPROVING THE MOVING TO
WORK (MTW) DEMONSTRATION PROGRAM'S FISCAL YEAR
2023 ANNUAL PLAN:**

The FY 2023 Annual MTW Plan was available for review and comments from January 19, 2022 thru February 18, 2022. HACG presented the Proposed MTW Plan at the Joint President Council Meeting on January 19, 2022, where there was a total of twenty-five participants. Also held two public hearing via Zoom on February 3rd and had a total of four participants. We were able to answer several questions regarding the changes to the current plan.

HACG is required to execute and submit to HUD for review and approval the Certifications of Compliance along with submission of an Annual Plan. It is our recommendation to the Board, to approve FY 2023 Annual MTW Plan.

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

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton, Chair of the Governance Committee, announced the committee will meet in April, after the Senior Staff Retreat, to approve proposed changes to the HACG Mission Statement. The committee will also discuss the timeline for the CEO's yearly review.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman, Chair of the Audit and Finance Committee, stated there is nothing to report.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Burdeshaw, Chair of the Real Estate Committee, stated Warm Springs Senior Village has broken ground. The project in the works for BTW South includes 90 units.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy stated there have been some issues at the sites:

- Farley – Students are loitering after they get home from school.
- Columbus Commons – Stolen cars are being left on the property.
- E. J. Knight – Individuals are stealing cars and plants. People are also coming on property and abusing drugs on porches.
- Columbus Villas – High School students are on property and smoking in breezeways during school hours. This has been reported to Kendrick High School officials.
- Nicholson Terrace – Not a lot of issues but there were some quick drug deals that were reported to the management office.
- Warren Williams – There is an issue with loitering and drug activity by buildings 108, 109 and 112. Residents call the police by the time they arrive the crowd disperses.
- Wilson – Nothing new to report but the management asked about the timeline for reporting illegal activities to the authorities and having residents removed from the property. The Sergeant answered that drug activity cases take time to build. He encouraged them to keep reporting everything they observe.
- Canty – there are issues at the basketball courts and with the car parade. The police are aware of the problems and do respond. However, they are short-handed and do the best they can to react timely.

The Police have been more engaged with the authority and appreciate the Public Safety Task Force it brings all the staff together to report.

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 at 81% or 3151 vouchers. HACG has 154 families with vouchers still searching for housing. An orientation will take place on March 29, 2022, for 57 families.

A stakeholders meeting was held at Warren Williams on March 3rd with a great turn out and made WTVM news. The meetings were regarding the plans for Warren Williams/Rivers and the proposed plan for the BTW South.

Ms. Walters approached Columbia Residential with a plan for a Phase 1 Senior Building at BTW South. They were excited to work with us again by submitting a 9% tax credit application by May 2022. The pre-application was submitted March 2022.

The House and Senate passed a 1.5 trillion omnibus bill. HUD will receive an increase of \$4 billion over FY21 for a total of \$53.7 billion.

Mrs. Walters, Laura Johnson, and Ricky Miles will attend the 25th Annual Georgia Affordable Housing Coalition in Savannah March 23 – 25, 2022. They hope to meet the new representatives of the Georgia Department of Community Affairs (DCA) and some of the HACG current tax credit investors.

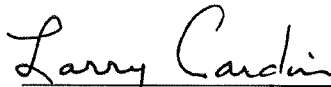
The items Len Williams is currently working on for HACG at Mrs. Walters' request:

- Year 15 of Tax Credit properties – related to Arbor Pointe
- Faircloth to RAD conversion
- National Housing Trust Fund
- Assistance with Home for Good
- Working with Cathy Williams on her upcoming south Columbus site with possible loans from CAHS and the HACG management of her properties.

Jack Schley updated the board on two pending lawsuits.

ADJOURN:

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



Larry Cardin
Chairman



Lisa L. Walters, CPM
Secretary-Treasurer