

BUILDING A FOUNDATION FOR THE FUTURE



2021 REPORT TO THE COMMUNITY



It's hard to believe I've been the HACG CEO for almost two years. In addition to altering our sense of time, COVID has changed the way we do things. Although the 2021 year was similar to 2020 – where we continued to provide quality, affordable housing to our residents – we've also taken a closer look at how we can improve the way we do things.

In 2021, we were deliberately striving to build a foundation for our future progress; hence this year's annual report theme, **Building a Foundation for the Future**. The foundations we are building are not just in the bricks and mortar. HACG's foundations include our employees, our residents, and our community partners.

The new construction of The Banks at Mill Village includes an actual foundation ... and it's where many residents will have the opportunity to help build a solid family foundation. Our employees work incredibly hard, helping to build a foundation of opportunities, and maintaining good homes for our residents. Our community partners build foundations with HACG every day – investing in our neighborhoods, offering education, self-improvement, and job opportunities for a better life for our citizens. Working together, we build a foundation that fosters economic development throughout our region.

Residents. Employees. Partners. All of these are an integral part of a foundation that prepares us for the future, and achieves our mission of providing quality, affordable housing to the residents of our community.

A handwritten signature of Lisa L. Walters in black ink.

Lisa L. Walters
Chief Executive Officer
The Housing Authority of Columbus, Georgia



Board of Commissioners



R. Larry Cardin
Chairman
Banker
(retired)



John Greenman
Vice Chairman
Publisher
(retired)



Edward Burdeshaw
Commissioner
Architect
(retired)



Linda Hadley
Commissioner
University Administrator
(retired)



John Sheftall
Commissioner
Attorney



Jeanella Pendleton
Commissioner
Principal (retired)



Tiffani Stacy
Commissioner
HACG Resident



Senior Management

(L-R)

Carla Godwin

*Moving to Work and Resident
Services Administrator*

Sheila Crisp

Chief Financial Officer

Lisa Walters

Chief Executive Officer

John Casteel

Chief Assisted Housing Officer

Sabrina Richards

Chief of Property Management

Laura Johnson

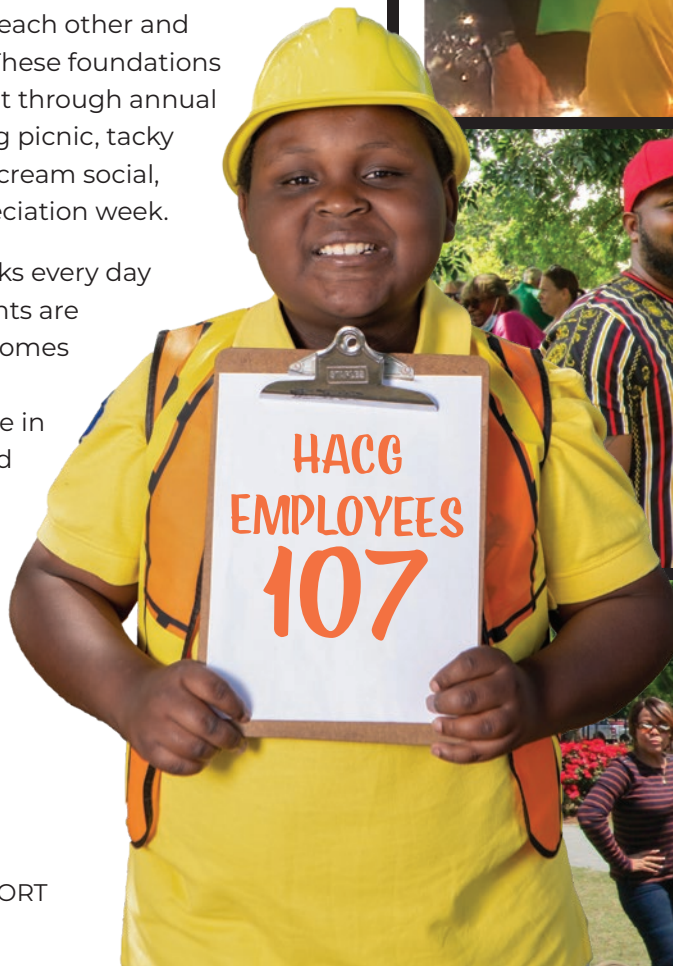
Chief Real Estate Officer



Foundation of Teamwork

To serve residents at the highest level, HACG employees start with a foundation of teamwork. During the year, team members take the time to get to know each other and build relationships. These foundations of teamwork are built through annual events like the spring picnic, tacky sweater contest, ice cream social, and employee appreciation week.

The HACG team works every day to ensure our residents are cared for and their homes are well maintained. Employees take pride in the housing provided to our community. Because of the teamwork at the Housing Authority, the foundation stays strong year after year.





Foundation for the Future

Building on the foundation that HACG is known for – providing quality, affordable housing for our community – The Banks at Mill Village, a mixed-income neighborhood, is under construction. Demolishing the old Chase Homes created a new opportunity for a newly developed housing complex right on the banks of the Chattahoochee. In 2021, the demolition was completed and not only were foundations poured, but walls went up and The Banks at Mill Village took shape.

The Banks at Mill Village is located in The Mill District, a neighborhood redevelopment organization that encompasses four historic mill communities – Anderson Village, North Highland, City Village, and the Bibb. Mercy Med, another partner in the Mill District, will have a satellite location to serve the residents and the neighborhood. HACG has been extensively involved in this redevelopment with CEO Lisa Walters and past CEO Len Williams serving on The Mill District Board. There is such excitement around this new property that HACG has a waitlist of those wanting to move in and make The Banks at Mill Village home.



Using Housing and Urban Development (HUD) CARES Act funding, HACG was able to renovate the old maintenance shop into a new space for the Section 8 Housing office to better serve the community, in a safer environment.

**FAMILIES
SERVED
4,597**





Foundation with Residents

The Housing Authority goes beyond providing affordable, quality housing to residents. HACG helps residents in all aspects of life, whether that is building a solid foundation of educational opportunities for children, or creating a foundation of health for seniors.



HACG partnered with the **Columbus Museum** to help provide arts education to children at Wilson Homes. Artist Tony Pettis came and helped the children paint the background for the piece of art. Then he painted a representation of the children, on top of the background they created.



The **Georgia Department of Public Health** and HACG partnered on a vaccine drive for our seniors and the community to form a foundation of health and safety. Over 170 HACG residents received their first and second vaccinations thanks to this partnership.



The **Southern Anti-Racism Network** held workshops at Wilson homes to promote *Strong Parental Involvement in Community Education (SPICE)*. Residents at Wilson learned how to be more actively involved in their children's lives. They were also able to participate in a shopping event where they could choose from dresses, pants, purses, handbags, and shoes.



The annual **Turkey Tuesday with New Birth Outreach Church** provided over 400 residents with a Thanksgiving meal that included a turkey, a bushel of greens, and sweet potatoes.



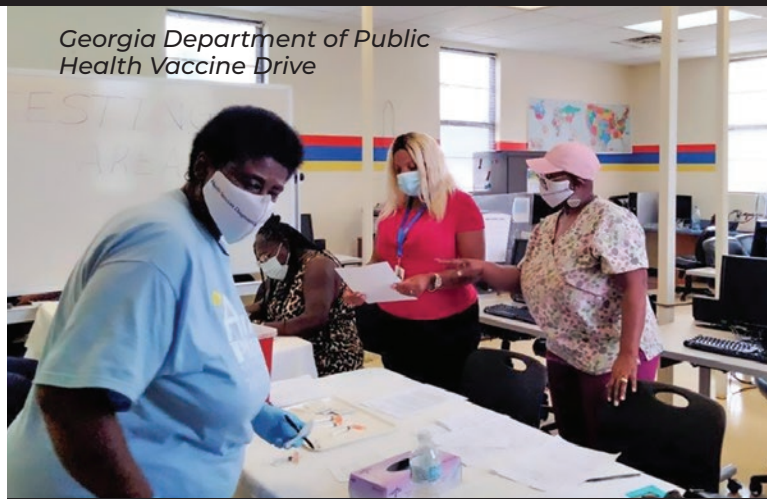
The **River City Race Program** invited children from Farley Homes to participate in the Soap Box Derby. Using math and the arts to build and design the cars, children added to their solid foundations in the STEAM areas of education, even learning about aerodynamics for the race cars.



River City
Race Program



Georgia Department of Public
Health Vaccine Drive



River City
Race Program



River City
Race Program



Georgia
Department
of Public
Health
Vaccine
Drive



CHILDREN SERVED
1,614

Foundation of Partnerships

Partnerships are vital as HACG works to provide opportunities for residents to become self-sufficient. HACG has forged partnerships with a wide variety of organizations giving residents access to resources beyond housing. These partnerships provide programs and services to residents to improve their health, add to their skill sets and enrich their lives – all of which make the community stronger.

Alzheimer's Association
Amerigroup
AmericanWork, Inc.
Bethany Christian Services
Better Works Columbus
Boys & Girls Clubs of the
Chattahoochee Valley
Boy Scouts
Chattahoochee Valley Episcopal
Ministry
Chattahoochee Valley Library
System
Christian Women's Job Corps of
Greater Columbus
Columbus 2025
Columbus Area Habitat for
Humanity
Columbus Consolidated
Government
• Community Reinvestment
• Job Training Division
• Parks and Recreation
Columbus Department of Public
Health
• SAFE Kids Columbus
Columbus Museum
Columbus State University
Columbus Technical College
Davis Broadcasting Columbus Ga.
Delta Sigma Theta Sorority, Inc.
Direct Services
Enrichment Services
Family Center
• Consumer Credit Counseling
Services
Family Connections
Feeding the Valley
Friendship Baptist Church
• Boys of Distinction

Georgia Department of Behavioral
Health and Developmental
Disabilities.
Georgia Department of
Community Affairs
Georgia Department of
Community Health
• Georgia Healthy Families
Georgia Department of Human
Services
• Division of Family and
Children Services
• Great Start Georgia
Georgia Department of Labor
• Experience Works
• Vocational Rehabilitation
Services
Georgia Department of Public
Health
Georgia Job Tips
Girl Scouts of Historic Georgia
Girls, Inc.
Goodwill Industries
of the Southern Rivers
Home for Good
Hope Harbour
Homeless Resource
Network
iHeart Media
Let's Grow STEAM[®]
Literacy Alliance
Mercer School of Medicine
Mercy Med
Mission Columbus
Muscogee County School District
Neighborhoods Focused on
African-American Youth, Inc.
NeighborWorks Columbus
New Birth Outreach Church
New Horizons Behavioral Health

Open Door Community House
Paxen Learning Centers
Peach State Health Plan
Purpose Built Communities
Piedmont Columbus Regional
River Valley Area Agency on Aging
Southern Anti-Racism Network
Synovus
The Mill District
United Way of the Chattahoochee
Valley
University of Georgia
• Cooperative Extension
• Family and Consumer Sciences
Urban League of Greater Columbus
Valley Healthcare
Volunteer Income Tax Assistance
(VITA) Program
Wells Fargo





Foundation of Community



HACG and the Columbus Consolidated Government (CCG) are long-time partners. For years, the two organizations have worked together to make our community a better place. The land swap between HACG, CCG and Mount Pilgrim Baptist Church is a perfect illustration of that collaboration.

For more than 15 years, CCG worked with the Georgia Department of Transportation to create a much-needed interchange off I-185 at Cusseta Road. Mount Pilgrim is an historic black church that has been in existence on Cusseta Road since 1937. Their existing sanctuary was built in 1967, before I-185 was built next to it.

The area – just down the street from the new Spencer High School and the adjacent sports complex which is under construction – is ripe for redevelopment. The congregation and leadership of Mount Pilgrim were ready to make a sacrifice and agreed to relocate their church, if the CCG could find an appropriate piece of land. “It’s a great sacrifice for the members of Mount Pilgrim,” said Senior Pastor David Stallion. “That sacrifice really explains how we feel about our community, how much we want to see a change in our community, and how much we are willing to invest.”

But CCG couldn’t find a piece of property that was large enough and suitable enough to relocate the church. Columbus City Manager Isaiah Hugley called HACG’s Lisa Walters. “It was yet another example of the great cooperation with HACG, which has partnered with the city for the good of our citizens. The foundation of our relationship with HACG proved again that by working together, we maximized the impact of two different developments for the benefit of many,” said Hugley. The church-city-Housing Authority deal included land that HACG owned on Farr Road where the church is being relocated. In turn, CCG swapped land that was adjacent to The Banks at Mill Village, a mixed-income apartment community that HACG is building to replace Chase Homes.

“Lisa was receptive from the beginning, offering to collaborate in any way. Within a matter of weeks, we had the deal worked out with the HACG Board of Commissioners and Columbus City Council. Without HACG, we wouldn’t have been able to make it happen,” said Hugley. Lisa Walters noted, “This enables exciting redevelopment efforts for two different neighborhoods – the community around the new interchange and The Mill District, where The Banks at Mill Village is located. Our partnership with CCG is one of our city’s best assets in that we work together for the betterment of our citizens. It’s another win/win for everybody.”



Foundation of Homes

HUD Assisted



E. J. Knight Apartments
South Columbus
92 units



Elizabeth Cnty Homes
South Columbus
243 units



Farley Homes
Midtown Columbus
102 units



Nicholson Terrace
Midtown Columbus
100 units



Rivers Homes
Midtown Columbus
24 units



Warren Williams Homes
Midtown Columbus
160 units



Wilson Homes
The Mill District
289 units

Assisted Housing



Columbus Villas
East Columbus
88 units

Affiliated Housing



Arbor Pointe
South Columbus
416 units



Ashley Station
Central Columbus
367 units



The Banks at Mill Village
The Mill District
102 Units - Fall 2022



Columbus Commons
Uptown Columbus
106 units



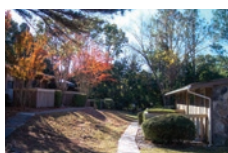
Patriot Pointe
South Columbus
100 units

Permanent Supportive



Willow Glen
Midtown Columbus
28 units

Affordable Market Property



Gentian Oaks Apartments
East Columbus
62 units

Contract Management

The Housing Authority of the City of Buena Vista, Georgia
Buena Vista, GA
79 units

The Housing Authority of the City of Ellaville, Georgia
Ellaville, GA
40 units

The Housing Authority of the County of Harris, Georgia
Hamilton,
Pine Mountain &
Waverly Hall, GA
43 units

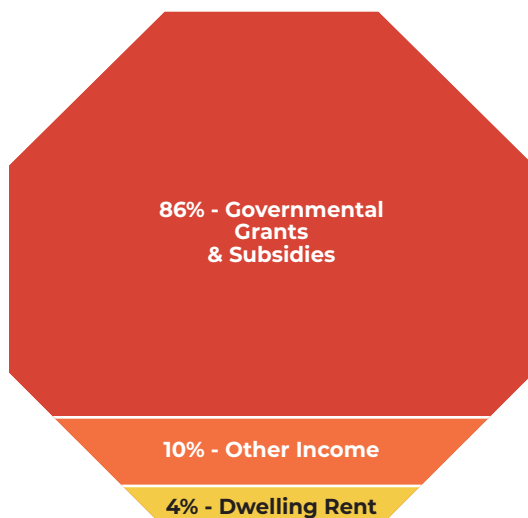


Statement of Revenues, Expenses and Changes in Fund Net Position

JUNE 30, 2021

Operating Revenues	
Dwelling rent	\$ 1,635,046
Governmental grants and subsidies	31,571,666
Other income	4,482,983
Total Operating Revenue	<u>37,689,695</u>
Operating Expenses	
Administration	5,835,708
Resident services	417,231
Utilities	495,598
Maintenance and operations	2,322,040
General expense	3,840,043
Housing assistance payments	17,953,955
Depreciation and amortization	1,334,836
Total Operating Expenses	<u>32,199,411</u>
Net Operating Income	5,490,284
Net Non-operating Revenues/(Expenses)	(14,870,985)
Excess of Revenue before capital contributions	(9,380,701)
Total Capital Contributions and Transfers	37,119
Change in Net Position	(9,043,582)
Total Net Position – Beginning of Year	118,366,280
NET POSITION – AT END OF YEAR	\$ 109,322,698

Operating Revenue

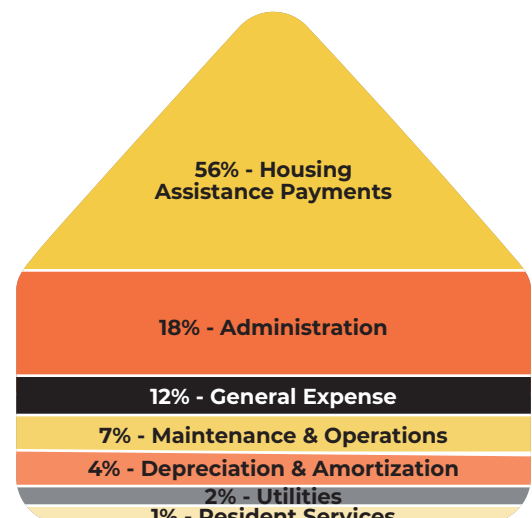


Statement of Net Position

JUNE 30, 2021

Current Assets	
Cash and cash equivalents	\$ 33,040,402
Accounts receivable - net	8,975,647
Other current assets	555,381
Total Current Assets	<u>42,571,430</u>
Noncurrent Assets	
Land, structures and equipment - net of depreciation	16,843,569
Notes receivable	56,048,878
Other assets	1,282,006
Total Noncurrent Assets	<u>74,174,453</u>
TOTAL ASSETS	\$ 116,745,883
Current Liabilities	
Accounts payable	\$ 229,524
Other current liabilities	684,261
Resident security deposits	148,291
Long-term debt - current portion	18,638
Total Current Liabilities	<u>1,080,714</u>
Noncurrent Liabilities	
Long-term debt	3,204,723
Other noncurrent liabilities	337,748
Total Noncurrent Liabilities	<u>3,542,471</u>
Total Liabilities	<u>4,623,185</u>
Deferred Inflow of Resources	2,800,000
Net Assets	
Invested in capital asset, net of related debt	13,620,208
Restricted net position	65,294,050
Unrestricted net position	30,408,440
Total Net Position	<u>109,322,698</u>
TOTAL LIABILITIES AND NET POSITION	\$ 116,745,883

Operating Expenses



Mission

To be the foremost provider of quality, affordable housing in the Columbus region by developing, revitalizing and managing contemporary housing communities.



1000 Wynnton Road
Columbus, GA 31906

ColumbusHousing.org

