HOUSING AUTHORITY OF FULTON COUNTY

REGULAR MEETING OF THE
HOUSING AUTHORITY OF FULTON COUNTY, GEORGIA
BOARD OF COMMISSIONERS
THURSDAY, NOVEMBER 19, 2026
10:00 A.M.

Location:
Housing Authority of Fulton County, Georgia
4273 Wendell Drive S.W.
Atlanta, GA 30336
and
Via Microsoft Teams Meeting
https://teams.microsoft.com/meet/279263092859370 3?p=0wkF0G9e95faPd1p7p

AGENDA

I. CALL TO ORDER

ROLL CALL:
Felicia Moore – Chair and Commissioner (At-Large)
Stephen Davis – Commissioner (District 1)
Holly York – Commissioner (District 2)
Lauren Waits – Vice Chair and Commissioner (District 3)
Sule Carpenter – Commissioner (District 4)
Vacant – Commissioner (District 5)
Ryan Glover – Commissioner (District 6)

II. APPROVAL OF AGENDA

III. PUBLIC COMMENT

IV. OLD BUSINESS

A. Approval of Minutes
1. Regular Board Meeting, October 14, 2026
2. Strategic Planning Session, October 14, 2026

V. NEW BUSINESS

A. Chair Report
1. Bylaws Committee Update
2. Personnel Policy Committee Update
3. Non-profits Update
4. Strategic planning / Work Session

B. Executive Director Report – Veridia Hinton

C. Development Update - Teresa Davis

VI. EXECUTIVE SESSION

(Personnel, real estate, potential or current litigation)

VII. VOTING MATTERS

A. Acknowledge Board receipt of Financial Statements and Accounts Payable

B. Resolution 2026-1101 - Approval of Emerge Accounting for Fee Accounting services

C. Resolution 2026-1102 - Approval of Housing Choice Voucher (HCV) Section 8 Management Assessment Program (SEMAP) FY 2026 Certification Submission

D. Resolution 2026-1103 - Approval of Housing Choice Voucher (HCV) Administrative Plan update Housing Opportunity Through Modernization Act of 2016 (HOTMA)

E. Resolution 2026-1104 - Approval of Employee Incentive Bonus and Holiday Celebration Luncheon

F. Items as needed

VIII. ANNOUNCEMENTS

- Regular Meeting on December 17, 2026, at 10:00 AM – Location: HAFC Main Conference Room and via Microsoft Teams
- Upcoming HAFC Office Closures
  - Thanksgiving Holiday: Wednesday, November 25, 2026, thru Friday, November 27, 2026.
  - Early Office Closure: Wednesday, December 9, 2026, at 12:30 PM.
  - Christmas Holiday: Thursday, December 24, 2026, thru Monday, December 28, 2026.
  - New Year's Eve: Thursday, December 31, 2026 – Office closes at 12:30 PM.
  - New Year's Day: Friday, January 1, 2027 – Office closed.

IX. LEGAL / LEGISLATIVE MATTERS

A. Resident Board Members Appointment Update

X. ADJOURNMENT

The public may speak during the Public Comment Section of the agenda. Speakers must provide their name, address, phone number, and subject of their comment either in person or virtually (using chat feature).

Housing Authority of Fulton County Voucher Holders will have priority over other speakers.

There will be a three-minute (3) time limit for each speaker. Speakers that have signed up to speak may give all or part of their time up to three (3) minutes to another speaker for a total of six (6) minutes of speaking time.

Speakers must identify themselves and their address prior to speaking. Questions from the speakers may not be addressed during the public speaking section of the agenda.

There will be a total of not more than 60 minutes for the Public Comment Section of the agenda. Speakers may only address the Presiding Officer. Speakers shall observe all rules of decorum. No debate, disrespect or obscenities shall be tolerated. The Presiding Officer shall rule any such individual out of order that fails to comply with the foregoing will be asked to leave the meeting.