

# South Fulton Neighbor

136 Pryor Street, Suite CB14  
Atlanta, Ga. 30303  
470-990-4415

## AFFIDAVIT OF PUBLICATION

STATE OF GEORGIA  
COUNTY OF FULTON

I, Douglas W. Crow, do solemnly swear that I am the Vice President of Operations, Times Journal Inc., of the South Fulton Neighbor printed and published at South Fulton in the State of Georgia and that from my own personal knowledge and reference to the files of said publication, the advertisements for: **FN-1405 MON, JULY 29, 2024** was published in the South Fulton Neighbor on the following date(s):

07/24/2024

Ad No.: **424514**

Subscribed and sworn to before me this 24th day of July, 2024



\_\_\_\_\_  
Douglas W. Crow, Vice President of Operations, Times Journal Inc.



\_\_\_\_\_  
Notary Public



Ad text :  
FN-1405  
Gpn13  
PUBLIC NOTICE

SPECIAL CALLED MEETING  
MONDAY, JULY 29, 2024  
10:00 A.M.  
GOVERNMENT  
CENTER  
141 PRYOR STREET, SW  
ATLANTA, GA 30303

The Fulton County Board of Commissioners will convene a Special Called Meeting for the purpose of a hearing, before the Fulton County Board of Commissioners pursuant to O.C.G.A. §8-3-53, regarding whether members of the Housing Authority of Fulton County should be removed from their positions as Commissioners on the Housing Authority of Fulton County. The hearing will take place on July 29, 2024 at 10:00 A.M. in the Assembly Hall of the Fulton County Government Center, 141 Pryor Street SW, Atlanta, Georgia 30303.  
7:24, 2024kw

BOARD OF COMMISSIONERS OF FULTON COUNTY



July 17, 2024

VIA CERTIFIED MAIL: 7021 2720 0001 2290 8454  
AND ELECTRONIC MAIL: [antavius@weemsfirm.com](mailto:antavius@weemsfirm.com)

Mr. Antavius Weems  
260 Peachtree Street  
Suite 2200  
Atlanta, Georgia 30303

RE: Notice of July 29, 2024 Hearing Pursuant to O.C.G.A. § 8-3-53

Dear Mr. Weems:

This letter constitutes notice to you that a hearing will be held, before the Fulton County Board of Commissioners pursuant to O.C.G.A. §8-3-53, regarding whether you should be removed from your position as a commissioner on the Housing Authority of Fulton County. The hearing will take place on July 29, 2024 at 10:00 A.M. in the Assembly Hall of the Fulton County Government Center, 141 Pryor Street SW, Atlanta, Georgia 30303. You may appear at the hearing and be heard in person or be represented by counsel.

Upon accepting the appointment as a Housing Authority commissioner, you agreed to faithfully perform all duties of the office of commissioner of the Housing Authority of Fulton County. This position constituted a public trust by the taxpayers and citizens of Fulton County which required you to faithfully perform all duties and always act in the best interests of Fulton County, its taxpayers and constituents of the Housing Authority.

As you are aware, the Housing Authorities Law at O.C.G.A. §8-3-53, vests the Board of Commissioners with the authority to remove a Housing Authority commissioner for "inefficiency or neglect of duty or misconduct in office." On July 10, 2024, the U.S. Department of Housing and Urban Development (HUD) issued a report that details acts and omissions that are inconsistent with the conscientious performance of your duties as a Housing Authority commissioner. (Exhibit A). HUD cautioned that the Housing Authority may "soon be designated as a troubled agency" and potentially be forced to enter into a "required recovery agreement with specific HUD



July 17, 2024

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conditions to avoid a substantial default and likely administrative action which could include a HUD receivership.”

The specific allegations of conduct, that violate the standard set forth in O.C.G.A. § 8-3-53, are included in the attached July 10, 2024 HUD report, which details, among other reasons for removal, the following failures that have placed the Housing Authority’s funding at risk:

1. Failing to submit the annual Section Eight Management Assessment Program certification;
2. Poor management of the day-to-day operations of the Housing Authority and lack of procedures;
3. Failing to submit the required annual financial data and audited financial submissions for 2022 and 2023;
4. Failing to maintain compliance with HUD program guidelines;
5. Failing to obtain the services of an accountant to handle the routine accounting functions and instead allowing the current leadership to perform daily accounting functions in spite of none of the team having an accounting background;
6. Failing to timely inform landlords and tenants about the late voucher payments for June and July 2024;
7. Hiring an inexperienced Executive Director who lacks public housing experience.

In addition, there have been allegations made during public comment at Fulton County Board of Commissioners’ meetings that you have failed to maintain professional decorum during Housing Authority meetings; that you took action that was not in accordance with Housing Authority bylaws; that you acted without Housing Authority commission approval; that procurement policies and procedures were violated during the period when the Executive Director position was vacant; that not all Housing Authority commissioners received notice of meetings; that open records laws were violated; and that in April of 2024, Housing Authority commissioner behavior at a meeting resulted in negative local media reports. Meeting minutes and video of public comments can be accessed through the agendas and minutes tab on the Fulton County webpage (<https://fulton.legistar.com/Calendar.aspx>)(Exhibit B).

The purpose of the July 29, 2024 hearing is to determine whether you acted in a manner that adversely affected the administration of the Housing Authority and the recipients of the services provided by the Housing Authority such that your acts or omissions constitute “inefficiency or neglect of duty or misconduct in office” and warrant the Board of Commissioners’ removing you pursuant to O.C.G.A. § 8-3-53. At the hearing, you will be permitted to question all witnesses and evidence, present your own evidence and testimony, and present the testimony of other witnesses.

Sincerely,



Tonya R. Grier, MPA, CCC  
Fulton County Clerk to the Commission

Enclosures



U. S. Department of Housing and Urban Development  
Atlanta Field Office- Region IV  
77 Forsyth Street  
40 Marietta Street  
Atlanta, Georgia 30303-2806

July 10, 2024

Mr. Antavius Weems  
Board Chairperson  
Housing Authority of Fulton County  
4273 Wendell Drive, SW  
Atlanta, GA 30336

Dear Mr. Weems,

On June 3, 2024, due to Housing Authority of Fulton County's (HAFC) failure to submit the annual Section Eight Management Assessment Program (SEMAP) certification, we sent the standard email notification to the Interim Executive Director for HAFC that an on-site SEMAP confirmatory review was scheduled for June 26, 2024. The email notice provided a list of documents and files required to complete the on-site review. The Interim Executive Director Dr. Roslyn Harper and her executive staff Dr. Charcella Green and Dr. Devettrion Caldwell informed the HUD team they were unaware of the HUD visit. We asked them to check their email for the notice sent on June 3, 2024, and the executive staff received the notice of the on-site review. While we were waiting, the current Board Chairman, Antavius Weems, joined us in the meeting. The new executive team explained the obstacles they faced when onboarding to include: no staff, disorganized files, and no access to HAFC systems. Dr. Harper and her team shared their education and experience is primarily education and social work, but they also possessed extensive administrative experience with various corporations. While the new leadership are well educated and making an effort to get the HAFC on track, without specific public housing experience necessary to lead an organization with serious HUD noncompliance concerns, it is unlikely they will be successful in a reasonable amount of time. While the new HAFC leadership team learns their respective roles, the residents will suffer housing insecurity and some will likely lose their housing as landlords grow frustrated over the late rental payments from HAFC. The current leadership team explained there were no procedures in place, and they are starting from ground zero.

The HAFC leadership team was unable to provide any of the requested documents for the required on-site SEMAP confirmatory review. The HUD team acknowledged the day-to-day challenges of the new leadership at HAFC. Since we couldn't review the SEMAP data, we inquired of Mr. Weems and the leadership team regarding the areas of concern: late June 2024 landlord payments and the approaching July 2024 landlord payments. The HAFC leadership informed us that the June 2024 landlord payments were made June 25, 2024. We inquired of the status of the selection of a fee accountant to handle the routine accounting functions. Mr. Weems advised that they have not secured the services of an accountant. In spite of none of the team having an accounting background, the current leadership team is performing daily accounting functions for HAFC. We also discussed the lack of responsiveness to HUD contacts with the interim leadership. We sent several emails, including the notice of on-site review, without any response. We explained that our team is trying to assist HAFC staff to maintain compliance with HUD program guidelines, and the importance of responding to any correspondence

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received from the Atlanta Field Office and the Financial Management Center. We inquired about the status of the audited financial submission for fiscal years 2022 and 2023. Mr. Weems advised that an independent audit firm has not been engaged to review and submit the required annual financial data.

Due to the failure to meet business obligations related to financial data submission and annual SEMAP certification submission, it is very likely that sanctions and financial penalties will be assessed against the HAFC. We anticipate HAFC will soon be designated as a troubled agency, and required to undergo our troubled property protocols to include: on-site independent assessment, determination of root causes of the non-compliance, and a required recovery agreement with specific HUD conditions to avoid a substantial default and likely administrative actions which could include a HUD receivership. During our meeting on June 26, 2024, Mr. Weems expressed a willingness to consider assistance from a third party to manage the HCV, financial reporting, and public housing programs. We believe that is the most efficient approach to get HAFC in compliance, reduce the risk to current residents, and to avoid the potential loss of landlords due to late payments.

We request that HAFC seriously consider obtaining the services of a third party to manage their programs. We recommend one of two options: a nearby public housing agency to manage HAFC housing programs and finances or a third-party consultant. The federal regulations permit a nearby housing authority to manage the affairs of another housing authority without competition. This is the easiest route to take. Considering the concerns we will further outline in this letter, we believe exigent circumstances exist for us to declare emergency conditions exist at HAFC that justify a short-term sole source contract with an independent entity.

The local housing authority we believe has the capacity to assist with management of HAFC programs and finances and independent consultants are listed below:

Public Housing Authority:

Atlanta Housing

Contact: Tracy Jones (404) 680-8793; [Tracy.Jones@AtlantaHousing.com](mailto:Tracy.Jones@AtlantaHousing.com)

Independent Consultant Options:

1. Allecca Consulting

Contact: Cydney Jones-Ratliff (909) 730-6200; [Alleccainc@gmail.com](mailto:Alleccainc@gmail.com)

2. CVR Associates

Contact: Michael Tonovitz (585) 746-7956; [MTonovitz@CVRAssociates.com](mailto:MTonovitz@CVRAssociates.com)

3. Nan McKay

Contact: Sales (800) 783-3100; [sales@NanMcKay.com](mailto:sales@NanMcKay.com)

We strongly recommend your Board authorize the current leadership to immediately contact one of the parties above to determine which organization is most appropriate to bring the HAFC programs into compliance. We are not limiting you to the vendors above. You may select the third-party vendor of your choice. We only insist that the entity selected has experience with bringing a public housing authority from a troubled status to standard performer. We request that you notify our office on or before July 31, 2024 which organization you select as a partner.

We determined selecting a partner to assist HAFC is the most efficient manner to improve HAFC compliance. The following represent some of the concerns with HAFC current operations which support our recommendation that HAFC act immediately to select a partner to manage its finance and programs:

1. Operations

- Inexperienced Executive Director and staff;
- No senior staff with HUD compliance experience;
- The current Executive Director's contract expires July 15, 2024;
- Inability to attract and retain staff;
- Unprocessed capital fund submissions (2022-2024);
- Procurement concerns with respect to established procurement policy;
- Significant delays in responding to all HUD programmatic correspondence;
- Late landlord payments for June and July 2024;
- Failure to submit Voucher Management System (VMS) data for April or May 2024;
- Potential financial penalty if VMS reports are outstanding at end of fiscal year.

2. Governance:

- Failure to maintain professional decorum at Board meetings;
- Allegations that Board actions are not in accordance with HAFC by-laws;
- Allegations of Board Chair actions without Board approval;
- Allegations that procurement policies and procedures were violated during the period no Executive Director was in position;
- Allegations not all Commissioners received notice of meetings;
- Allegations the State Open Records laws regarding Board of Commissioner meetings have been violated;
- Failure to ensure required HUD reports and financial data submitted annually;
- April 2024 Board meeting behavior resulted in negative local media reports; and
- Failure to timely inform tenants and landlords about the late landlord voucher payments for June and July 2024.

3. Financial Management:

- Failure to submit required audited financial data for FY 2022 and FY 2023;
- Reported failure to close out financial records for FY 2022 and FY 2023;
- Failure to attract and retain qualified financial staff;
- Unresponsiveness to requests for current financial data and bank statements; and
- No action to procure independent auditor to review and submit financial data.

The recommended course of action is a substantial step in getting HAFC in compliance with HUD program guidelines. From our perspective, selecting a partner is also in the best interest of the residents HAFC serves. We all have the common interests of providing the families HAFC serves with excellent customer care, safe affordable rental units, and the security of knowing their rent will be paid as agreed.

Thank you for your willingness to serve the residents of Fulton County by volunteering to serve on the Board of the Housing Authority of Fulton County. We look forward to hearing from you soon regarding

your partner selection. If you need additional information, please feel free to contact your assigned Portfolio Management Specialist, LaTrecia Thomas at [Letrecia.M.Thomas@hud.gov](mailto:Letrecia.M.Thomas@hud.gov).

Sincerely,



William L. Briggs  
Acting Director Office of Public and Indian Housing  
Atlanta Field Office

CC:

The Honorable Robert Pitts, Chairman  
Fulton County Board of Commissioners  
141 Pryor Street, 10<sup>th</sup> Floor  
Atlanta, GA 30303

Khadijah Abdur-Rahman, Vice Chair, District 6  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Bridget Thorne, Commissioner, District 1  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Bob Ellis, Commissioner, District 2  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Dana Barrett, Commissioner, District 3  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Natalie Hall, Commissioner, District 4  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Marvin Arrington, Commissioner, District 5  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

## BOC Public Comments re: HAFC

- **Nov 15, 2023**
  - Leonard Morrow (then current member):  
[https://www.youtube.com/live/piU7ZP1T0t8?si=AcCmZe8S\\_deniXfj&t=5350](https://www.youtube.com/live/piU7ZP1T0t8?si=AcCmZe8S_deniXfj&t=5350)
  - Lolita Grant (Finance Director):  
[https://www.youtube.com/live/piU7ZP1T0t8?si=3wy1fGvX7Y1\\_3F-B&t=5413](https://www.youtube.com/live/piU7ZP1T0t8?si=3wy1fGvX7Y1_3F-B&t=5413)
  - Barbar Duffy (then current member):  
[https://www.youtube.com/live/piU7ZP1T0t8?si=OCbJLE8-nDvxP6H\\_&t=5482](https://www.youtube.com/live/piU7ZP1T0t8?si=OCbJLE8-nDvxP6H_&t=5482)
  - Tanray Garcia (deputy executive director):  
<https://www.youtube.com/live/piU7ZP1T0t8?si=AduoWUgAqjugYleT&t=5530>
  - Hank Harper (then current member):  
<https://www.youtube.com/live/piU7ZP1T0t8?si=p5JmbqDBYW0cxuNR&t=5615>
  - Andrew Patterson (HAFC attorney):  
<https://www.youtube.com/live/piU7ZP1T0t8?si=eL5G0sKXyOT0Eff6&t=5721>
  - Deborah Allen (then current member):  
[https://www.youtube.com/live/piU7ZP1T0t8?si=0MtUI\\_rzDhBaeYQk&t=5797](https://www.youtube.com/live/piU7ZP1T0t8?si=0MtUI_rzDhBaeYQk&t=5797)
  - Antavius Weems (Chair):  
<https://www.youtube.com/live/piU7ZP1T0t8?si=3gFaQsT4Bk7H2YkV&t=5872>
- **Dec 6, 2023**
  - Ron Shakir (then current member): 770-896-6998: [https://www.youtube.com/live/8k\\_z9b-b-0E?si=dcGWsh-GuA6QGysa&t=5817](https://www.youtube.com/live/8k_z9b-b-0E?si=dcGWsh-GuA6QGysa&t=5817)
  - Adrian Coleman (via zoom): [https://www.youtube.com/live/8k\\_z9b-b-0E?si=S4rdeIzWkhc8OaLE&t=6191](https://www.youtube.com/live/8k_z9b-b-0E?si=S4rdeIzWkhc8OaLE&t=6191)
  - Ben Howard (via zoom)  
[https://www.youtube.com/live/8k\\_z9b-b-0E?si=mscGMW7RCwdCe\\_wZ&t=6354](https://www.youtube.com/live/8k_z9b-b-0E?si=mscGMW7RCwdCe_wZ&t=6354)
- **Dec 20, 2023**
  - Ben Howard (via zoom)  
<https://www.youtube.com/live/bt2CjgFB0Ns?si=10yJiXgBsOFHa2Gx&t=6580>
- **Jan 10, 2024**
  - Ronnie Shakir (then current member): 770-896-6698  
[https://www.youtube.com/live/qZwrCQr\\_VCO?si=1yNdUZ7ThnGq4JqC&t=6292](https://www.youtube.com/live/qZwrCQr_VCO?si=1yNdUZ7ThnGq4JqC&t=6292)
  - Margie McCleod:  
[https://www.youtube.com/live/qZwrCQr\\_VCO?si=o8oaQkAptcljGhHf&t=6428](https://www.youtube.com/live/qZwrCQr_VCO?si=o8oaQkAptcljGhHf&t=6428)
  - Ben Howard:  
[https://www.youtube.com/live/qZwrCQr\\_VCO?si=gLB3bqd6PDamWw9-&t=7577](https://www.youtube.com/live/qZwrCQr_VCO?si=gLB3bqd6PDamWw9-&t=7577)

- **Jan 24, 2024**
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/rd16vqammCc?si=09tuL9BrCvi4uPQp&t=4385>
- **Feb 7, 2024**
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/SqdgAjzHeJA?si=mHV60aGhcY0qWWWRR&t=3020>
- **Mar 6, 2024**
  - Ben Howard (via zoom):  
[https://www.youtube.com/live/cYfyd3ikVTE?si=07KhoX4WJYt\\_S2wS&t=3115](https://www.youtube.com/live/cYfyd3ikVTE?si=07KhoX4WJYt_S2wS&t=3115)
- **Mar 20, 2024**
  - Ben Howard:  
<https://www.youtube.com/live/8P13U4-4X48?si=HNCvD4ViOQx74QOK&t=3536>
- **Apr 17, 2024**
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/LQkdXvE32sQ?si=JmQdglGqjkQj-rSw&t=2484>
- **May 1, 2024**
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/dzUCm-R3DMw?si=ChVQxyIAoL0z-AzD&t=4277>
- **May 15, 2024**
  - Sherrika Bellamy (former interim executive director/ whistleblower): 470-435-0714:  
[https://www.youtube.com/live/0-VwyP3Eq0w?si=X-L\\_lkJob04QWJay&t=1754](https://www.youtube.com/live/0-VwyP3Eq0w?si=X-L_lkJob04QWJay&t=1754)
  - James H. Harper, Jr: 404-254-9059 (former member): <https://www.youtube.com/live/0-VwyP3Eq0w?si=WtONRrQHkmoNdek&t=1914>
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/0-VwyP3Eq0w?si=6BBG6AWU9WYOMI2q&t=3381>
- **June 5, 2024**
  - Sherrika Bellamy (former interim executive director/ whistleblower): 470-435-0714:  
<https://www.youtube.com/live/h5eLvP8405A?si=KpK23bAUuDCR58v1&t=1931>
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/h5eLvP8405A?si=l-J3eEF-n06DIFDq&t=3948>

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ATLANTA, GA 30303  
July 19, 2024, 4:15 pm

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July 18, 2024, 8:36 am

Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER  
July 17, 2024, 11:48 pm

Hide Tracking History



[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

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# USPS Tracking Plus®



Your item is eligible for USPS Tracking Plus. This feature allows you to buy extended access to your tracking history and receive a statement via email upon request. Without this feature, your regular tracking history is only available on this site until July 18, 2026. To extend your access to this tracking history, select the length of time you would like and confirm your selection. You can only purchase extended history once, so all orders are final and are not eligible for a refund.

**Note:** For multiple tracking numbers, you can save and continue adding USPS Tracking Plus selections to your cart until you are ready to complete your purchase.

3 Years  
**\$3.75**

5 Years  
**\$4.75**

7 Years  
**\$5.75**

10 Years  
**\$6.75**

I have read, understand, and agree to the [Terms and Conditions.](https://www.usps.com/terms-conditions/tracking-plus.htm)  
(<https://www.usps.com/terms-conditions/tracking-plus.htm>)

**Confirm Selection**

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[FAQs](#)

BOARD OF COMMISSIONERS OF FULTON COUNTY



July 17, 2024

VIA CERTIFIED MAIL: 7021 2720 0001 2290 8416  
AND ELECTRONIC MAIL: [Lamar.white1911@gmail.com](mailto:Lamar.white1911@gmail.com)

Mr. Lamar White  
2945 Collier Drive  
Atlanta, Georgia 30318

RE: Notice of July 29, 2024 Hearing Pursuant to O.C.G.A. § 8-3-53

Dear Mr. White:

This letter constitutes notice to you that a hearing will be held, before the Fulton County Board of Commissioners pursuant to O.C.G.A. §8-3-53, regarding whether you should be removed from your position as a commissioner on the Housing Authority of Fulton County. The hearing will take place on July 29, 2024 at 10:00 A.M. in the Assembly Hall of the Fulton County Government Center, 141 Pryor Street SW, Atlanta, Georgia 30303. You may appear at the hearing and be heard in person or be represented by counsel.

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Sincerely,



Tonya R. Grier, MPA, CCC  
Fulton County Clerk to the Commission

Enclosures



U. S. Department of Housing and Urban Development  
Atlanta Field Office- Region IV  
77 Forsyth Street  
40 Marietta Street  
Atlanta, Georgia 30303-2806

July 10, 2024

Mr. Antavius Weems  
Board Chairperson  
Housing Authority of Fulton County  
4273 Wendell Drive, SW  
Atlanta, GA 30336

Dear Mr. Weems,

On June 3, 2024, due to Housing Authority of Fulton County's (HAFC) failure to submit the annual Section Eight Management Assessment Program (SEMAP) certification, we sent the standard email notification to the Interim Executive Director for HAFC that an on-site SEMAP confirmatory review was scheduled for June 26, 2024. The email notice provided a list of documents and files required to complete the on-site review. The Interim Executive Director Dr. Roslyn Harper and her executive staff Dr. Charcella Green and Dr. Devettrion Caldwell informed the HUD team they were unaware of the HUD visit. We asked them to check their email for the notice sent on June 3, 2024, and the executive staff received the notice of the on-site review. While we were waiting, the current Board Chairman, Antavius Weems, joined us in the meeting. The new executive team explained the obstacles they faced when onboarding to include: no staff, disorganized files, and no access to HAFC systems. Dr. Harper and her team shared their education and experience is primarily education and social work, but they also possessed extensive administrative experience with various corporations. While the new leadership are well educated and making an effort to get the HAFC on track, without specific public housing experience necessary to lead an organization with serious HUD noncompliance concerns, it is unlikely they will be successful in a reasonable amount of time. While the new HAFC leadership team learns their respective roles, the residents will suffer housing insecurity and some will likely lose their housing as landlords grow frustrated over the late rental payments from HAFC. The current leadership team explained there were no procedures in place, and they are starting from ground zero.

The HAFC leadership team was unable to provide any of the requested documents for the required on-site SEMAP confirmatory review. The HUD team acknowledged the day-to-day challenges of the new leadership at HAFC. Since we couldn't review the SEMAP data, we inquired of Mr. Weems and the leadership team regarding the areas of concern: late June 2024 landlord payments and the approaching July 2024 landlord payments. The HAFC leadership informed us that the June 2024 landlord payments were made June 25, 2024. We inquired of the status of the selection of a fee accountant to handle the routine accounting functions. Mr. Weems advised that they have not secured the services of an accountant. In spite of none of the team having an accounting background, the current leadership team is performing daily accounting functions for HAFC. We also discussed the lack of responsiveness to HUD contacts with the interim leadership. We sent several emails, including the notice of on-site review, without any response. We explained that our team is trying to assist HAFC staff to maintain compliance with HUD program guidelines, and the importance of responding to any correspondence

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received from the Atlanta Field Office and the Financial Management Center. We inquired about the status of the audited financial submission for fiscal years 2022 and 2023. Mr. Weems advised that an independent audit firm has not been engaged to review and submit the required annual financial data.

Due to the failure to meet business obligations related to financial data submission and annual SEMAP certification submission, it is very likely that sanctions and financial penalties will be assessed against the HAFC. We anticipate HAFC will soon be designated as a troubled agency, and required to undergo our troubled property protocols to include: on-site independent assessment, determination of root causes of the non-compliance, and a required recovery agreement with specific HUD conditions to avoid a substantial default and likely administrative actions which could include a HUD receivership. During our meeting on June 26, 2024, Mr. Weems expressed a willingness to consider assistance from a third party to manage the HCV, financial reporting, and public housing programs. We believe that is the most efficient approach to get HAFC in compliance, reduce the risk to current residents, and to avoid the potential loss of landlords due to late payments.

We request that HAFC seriously consider obtaining the services of a third party to manage their programs. We recommend one of two options: a nearby public housing agency to manage HAFC housing programs and finances or a third-party consultant. The federal regulations permit a nearby housing authority to manage the affairs of another housing authority without competition. This is the easiest route to take. Considering the concerns we will further outline in this letter, we believe exigent circumstances exist for us to declare emergency conditions exist at HAFC that justify a short-term sole source contract with an independent entity.

The local housing authority we believe has the capacity to assist with management of HAFC programs and finances and independent consultants are listed below:

Public Housing Authority:

Atlanta Housing

Contact: Tracy Jones (404) 680-8793; [Tracy.Jones@AtlantaHousing.com](mailto:Tracy.Jones@AtlantaHousing.com)

Independent Consultant Options:

1. Allecca Consulting

Contact: Cydney Jones-Ratliff (909) 730-6200; [Alleccainc@gmail.com](mailto:Alleccainc@gmail.com)

2. CVR Associates

Contact: Michael Tonovitz (585) 746-7956; [MTonovitz@CVRAssociates.com](mailto:MTonovitz@CVRAssociates.com)

3. Nan McKay

Contact: Sales (800) 783-3100; [sales@NanMcKay.com](mailto:sales@NanMcKay.com)

We strongly recommend your Board authorize the current leadership to immediately contact one of the parties above to determine which organization is most appropriate to bring the HAFC programs into compliance. We are not limiting you to the vendors above. You may select the third-party vendor of your choice. We only insist that the entity selected has experience with bringing a public housing authority from a troubled status to standard performer. We request that you notify our office on or before July 31, 2024 which organization you select as a partner.

We determined selecting a partner to assist HAFC is the most efficient manner to improve HAFC compliance. The following represent some of the concerns with HAFC current operations which support our recommendation that HAFC act immediately to select a partner to manage its finance and programs:

1. Operations
  - Inexperienced Executive Director and staff;
  - No senior staff with HUD compliance experience;
  - The current Executive Director's contract expires July 15, 2024;
  - Inability to attract and retain staff;
  - Unprocessed capital fund submissions (2022-2024);
  - Procurement concerns with respect to established procurement policy;
  - Significant delays in responding to all HUD programmatic correspondence;
  - Late landlord payments for June and July 2024;
  - Failure to submit Voucher Management System (VMS) data for April or May 2024;
  - Potential financial penalty if VMS reports are outstanding at end of fiscal year.
  
2. Governance:
  - Failure to maintain professional decorum at Board meetings;
  - Allegations that Board actions are not in accordance with HAFC by-laws;
  - Allegations of Board Chair actions without Board approval;
  - Allegations that procurement policies and procedures were violated during the period no Executive Director was in position;
  - Allegations not all Commissioners received notice of meetings;
  - Allegations the State Open Records laws regarding Board of Commissioner meetings have been violated;
  - Failure to ensure required HUD reports and financial data submitted annually;
  - April 2024 Board meeting behavior resulted in negative local media reports; and
  - Failure to timely inform tenants and landlords about the late landlord voucher payments for June and July 2024.
  
3. Financial Management:
  - Failure to submit required audited financial data for FY 2022 and FY 2023;
  - Reported failure to close out financial records for FY 2022 and FY 2023;
  - Failure to attract and retain qualified financial staff;
  - Unresponsiveness to requests for current financial data and bank statements; and
  - No action to procure independent auditor to review and submit financial data.

The recommended course of action is a substantial step in getting HAFC in compliance with HUD program guidelines. From our perspective, selecting a partner is also in the best interest of the residents HAFC serves. We all have the common interests of providing the families HAFC serves with excellent customer care, safe affordable rental units, and the security of knowing their rent will be paid as agreed.

Thank you for your willingness to serve the residents of Fulton County by volunteering to serve on the Board of the Housing Authority of Fulton County. We look forward to hearing from you soon regarding

your partner selection. If you need additional information, please feel free to contact your assigned Portfolio Management Specialist, LaTrecia Thomas at [Letrecia.M.Thomas@hud.gov](mailto:Letrecia.M.Thomas@hud.gov).

Sincerely,



William L. Biggs

Acting Director Office of Public and Indian Housing  
Atlanta Field Office

CC:

The Honorable Robert Pitts, Chairman  
Fulton County Board of Commissioners  
141 Pryor Street, 10<sup>th</sup> Floor  
Atlanta, GA 30303

Khadijah Abdur-Rahman, Vice Chair, District 6  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Bridget Thorne, Commissioner, District 1  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Bob Ellis, Commissioner, District 2  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Dana Barrett, Commissioner, District 3  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Natalie Hall, Commissioner, District 4  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

Marvin Arrington, Commissioner, District 5  
Fulton County Board of Commissioners  
141 Pryor Street  
Atlanta, GA 30303

## BOC Public Comments re: HAFC

- **Nov 15, 2023**
  - Leonard Morrow (then current member):  
[https://www.youtube.com/live/piU7ZP1T0t8?si=AcCmZe8S\\_deniXfj&t=5350](https://www.youtube.com/live/piU7ZP1T0t8?si=AcCmZe8S_deniXfj&t=5350)
  - Lolita Grant (Finance Director):  
[https://www.youtube.com/live/piU7ZP1T0t8?si=3wy1fGvX7Y1\\_3F-B&t=5413](https://www.youtube.com/live/piU7ZP1T0t8?si=3wy1fGvX7Y1_3F-B&t=5413)
  - Barbar Duffy (then current member):  
[https://www.youtube.com/live/piU7ZP1T0t8?si=OCbJLE8-nDvxP6H\\_&t=5482](https://www.youtube.com/live/piU7ZP1T0t8?si=OCbJLE8-nDvxP6H_&t=5482)
  - Tanray Garcia (deputy executive director):  
<https://www.youtube.com/live/piU7ZP1T0t8?si=AduoWUgAqjugYleT&t=5530>
  - Hank Harper (then current member):  
<https://www.youtube.com/live/piU7ZP1T0t8?si=p5JmbqDBYW0cxuNR&t=5615>
  - Andrew Patterson (HAFC attorney):  
<https://www.youtube.com/live/piU7ZP1T0t8?si=eL5G0sKXyOT0Eff6&t=5721>
  - Deborah Allen (then current member):  
[https://www.youtube.com/live/piU7ZP1T0t8?si=0MtUI\\_rzDhBaeYQk&t=5797](https://www.youtube.com/live/piU7ZP1T0t8?si=0MtUI_rzDhBaeYQk&t=5797)
  - Antavius Weems (Chair):  
<https://www.youtube.com/live/piU7ZP1T0t8?si=3gFaQsT4Bk7H2YkV&t=5872>
  
- **Dec 6, 2023**
  - Ron Shakir (then current member): 770-896-6998: [https://www.youtube.com/live/8k\\_z9b-b-0E?si=dcGWsh-GuA6QGysa&t=5817](https://www.youtube.com/live/8k_z9b-b-0E?si=dcGWsh-GuA6QGysa&t=5817)
  - Adrian Coleman (via zoom): [https://www.youtube.com/live/8k\\_z9b-b-0E?si=S4rdelzWkhc8OaLE&t=6191](https://www.youtube.com/live/8k_z9b-b-0E?si=S4rdelzWkhc8OaLE&t=6191)
  - Ben Howard (via zoom)  
[https://www.youtube.com/live/8k\\_z9b-b-0E?si=mscGMW7RCwdCe\\_wZ&t=6354](https://www.youtube.com/live/8k_z9b-b-0E?si=mscGMW7RCwdCe_wZ&t=6354)
  
- **Dec 20, 2023**
  - Ben Howard (via zoom)  
<https://www.youtube.com/live/bt2CjgfbONs?si=10yJiXgBsOFHa2Gx&t=6580>
  
- **Jan 10, 2024**
  - Ronnie Shakir (then current member): 770-896-6698  
[https://www.youtube.com/live/qZwrCQr\\_VC0?si=1yNdUZ7ThnGq4JqC&t=6292](https://www.youtube.com/live/qZwrCQr_VC0?si=1yNdUZ7ThnGq4JqC&t=6292)
  - Margie McCleod:  
[https://www.youtube.com/live/qZwrCQr\\_VC0?si=o8oaQkAptcljGhHf&t=6428](https://www.youtube.com/live/qZwrCQr_VC0?si=o8oaQkAptcljGhHf&t=6428)
  - Ben Howard:  
[https://www.youtube.com/live/qZwrCQr\\_VC0?si=gLB3bqd6PDamWw9-&t=7577](https://www.youtube.com/live/qZwrCQr_VC0?si=gLB3bqd6PDamWw9-&t=7577)

- **Jan 24, 2024**
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/rd16vqammCc?si=09tuL9BrCvi4uPQp&t=4385>
- **Feb 7, 2024**
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/SqdgAjzHeJA?si=mHV60aGhcY0qWWWR&t=3020>
- **Mar 6, 2024**
  - Ben Howard (via zoom):  
[https://www.youtube.com/live/cYfyd3ikVTE?si=07KhoX4WJYt\\_S2wS&t=3115](https://www.youtube.com/live/cYfyd3ikVTE?si=07KhoX4WJYt_S2wS&t=3115)
- **Mar 20, 2024**
  - Ben Howard:  
<https://www.youtube.com/live/8P13U4-4X48?si=HNCvD4VIOQx74QOK&t=3536>
- **Apr 17, 2024**
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/LQkdXvE32sQ?si=JmQdglGqjkQj-rSw&t=2484>
- **May 1, 2024**
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/dzUCm-R3DMw?si=ChVQxylAoL0z-AzD&t=4277>
- **May 15, 2024**
  - Sherrika Bellamy (former interim executive director/ whistleblower): 470-435-0714:  
[https://www.youtube.com/live/0-VwyP3Eq0w?si=X-L\\_IkJob04QWJay&t=1754](https://www.youtube.com/live/0-VwyP3Eq0w?si=X-L_IkJob04QWJay&t=1754)
  - James H. Harper, Jr: 404-254-9059 (former member): <https://www.youtube.com/live/0-VwyP3Eq0w?si=WtONRrQHKmkoNdek&t=1914>
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/0-VwyP3Eq0w?si=6BBG6AWU9WYOMI2q&t=3381>
- **June 5, 2024**
  - Sherrika Bellamy (former interim executive director/ whistleblower): 470-435-0714:  
<https://www.youtube.com/live/h5eLvP8405A?si=kpK23bAUuDCR58v1&t=1931>
  - Ben Howard (via zoom):  
<https://www.youtube.com/live/h5eLvP8405A?si=I-J3eEF-n06DIFDq&t=3948>

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