

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
DECEMBER 10, 2020**

Members Present: Marcus Dunn, Chairman
Trudy Munford, Commissioner
Kenneth Winsley, Commissioner
John Wilson, Commissioner

Staff Present: Willie B. McMahand, Jr., Executive Director
Alan Brown, Finance Director
Terri Lloyd, Planning & Development Officer
Shazmine Gullett, Executive Assistant
Geraldine Allen, Senior Property Manager
Lisa Willingham, Property Manager
Pam Young, Property Manager
Sharon Dunson, Resident Initiative Coordinator

Others Present: Boice Turner, AHA Attorney

Call to Order

The meeting was called to order by Chairman Dunn.

Changes to Agenda

There were no changes to the agenda.

Public Hearing—PHA 5-year and Annual Plan

Commissioner Winsley motioned to open the floor for the Public Hearing and Commissioner Wilson seconded. All voted unanimously. There were no comments from the public. Commissioner Winsley motioned to close the Public Hearing. The motion was seconded by Commissioner Wilson. All voted unanimously.

Approval of Minutes—November 12, 2020

After a brief review, Commissioner Winsley motioned to approve the minutes as read. Commissioner Wilson seconded the motion. All voted unanimously.

Approval of Minutes—November 18, 2020

After a brief review, Commissioner Winsley motioned to approve the minutes as read. Commissioner Winsley seconded the motion. All voted unanimously.

Board Resolution AHA-20-027—Collection Loss Write Offs

The Anniston Housing Authority requires that vacated tenant account balances be written off monthly for public housing residents. It is recommended that the Board of Commissioners consider and approve the write off collection losses in the amount of \$852.89 for Conventional Housing for the month of August 31, 2020. Mr. McMahan answered A motion was made by Commissioner Winsley to approve the collection loss write off. The motion was seconded by Commissioner Wilson. All voted unanimously.

Board Resolution AHA-20-028—Admissions and Continued Occupancy Policy (ACOP)

Mr. McMahan explained that a lot of these changes are recommended by HUD as they relate to COVID-19. Some are temporary provisions and will expire December 31, 2020, while others have been extended. A motion was made by Commissioner Winsley to approve the ACOP. Commissioner Wilson seconded the motion. All voted unanimously.

Board Resolution AHA-20-029—Proposed Flat Rents

Mr. McMahan informed the Board that this is another standard HUD guideline rules and regulation document. This has been sent to HUD to make sure that it met their criteria. Commissioner Wilson motioned to approve the Proposed Flat Rents and Commissioner Winsley seconded. All voted unanimously.

Board Resolution AHA-20-030—Submission of 5-Year and Annual Plan for fiscal year beginning 2021

Chairman Dunn suggested that this resolution be skipped, in the absence of Commissioner Munford, and Vice Chairwoman Calix.

Board Resolution AHA-20-031—Construction Contract for 1601 Moore Avenue

Mr. McMahan announced that this is a milestone for AHA; we are asking the board to approve the duplex. It started out as a house that we wanted to renovate, and after concluding that it would be too costly to renovate, it was decided that we would turn it into a duplex. It has been approved by the City and HOME funds will be used. AHA is confident in the contractor, and we are ready to move forward. Mr. McMahan also confirmed that this contractor is indeed the contractor that did our new screen doors in Washington and Parkwin Homes. Commissioner Wilson motioned to approve the contract and Commissioner Winsley seconded. All voted unanimously.

Board Resolution AHA-20-032—Recognition of Geraldine Allen

Mr. McMahan recalled Mrs. Geraldine Allen, Senior Property Manager, serving as interim Executive Director, as well as many other roles in her 32 years of service. Mrs. Allen

initially wanted to retire in April 2021, however, for various reasons such as family and health, her time was pushed up to December 2021. Mrs. Allen was congratulated by the Board on all of her accomplishments here at AHA. Commissioner Munford motioned to have this resolution entered into the permanent minute book. Commissioner Wilson seconded. All voted unanimously.

Board Resolution AHA-20-030—Submission of 5-Year and Annual Plan for fiscal year beginning 2021

Mr. McMahan explained that a number of adjustments were made, after comments and suggestions were received from the Board and community. This can also be amended after it is sent to HUD. Commissioner Winsley motioned to accept the resolution. Commissioner Wilson seconded. Commissioner Munford opposed the resolution.

Occupational Skills and Training Grant

AHA has been working on a grant through the state and West Anniston submitted the same grant. It is now being suggested that we partner with the West Anniston Foundation on this grant. Sharon Dunson will be responsible for the Section 3 grant.

2021 Meeting Schedule

Mr. McMahan pointed out that a few meetings will be early, due to the Thanksgiving and Christmas holidays. Also, there will not be meetings in July or October. We will also provide a conference schedule as soon as we are able.

Reports

Reports were not discussed.

Other Business

There was no other business.

Executive Directors Comments

Covid has been challenging the past few months. We have a few isolated situations that we are working through. A former employee of ours was hospitalized for COVID and fortunately made it through.

Executive Session

There was no Executive Session.

Adjournment

A motion was made by Commissioner Winsley to adjourn the meeting. Commissioner Munford seconded. All voted unanimously.