

**BOARD OF COMMISSIONERS  
OF THE  
ANNISTON HOUSING AUTHORITY  
March 4, 2019**

**Members Present:** Marcus Dunn, Chairman  
Trudy Munford, Vice Chairwoman  
Cynthia Calix, Commissioner  
Kenneth Winsley, Commissioner

**Staff Present:** Willie B. McMahand, Jr., Executive Director  
Shazmine Gullett, Administrative Assistant  
Terri Lloyd, Planning & Development Officer  
Clarence Copeland, Resident Safety Manager  
Doug Brooks, Technical Advisor  
Pamela Young, Property Manager  
Sharon Dunson, Resident Initiatives Coordinator  
Alan Brown, Finance Manager  
Geraldine Allen, HCV Coordinator

**Others Present:** Boice Turner, AHA Attorney  
Lt. Tim Suits, Anniston Police Department

**Call to Order**

The meeting was called to order by Chairman Dunn.

**Invocation**

Invocation was given by Clarence Copeland.

**Changes to Agenda**

We will do the action items after the Police Report.

**Police Report**

Lt. Suits introduced himself and informed the Board and staff that he has replaced Captain George. He has been with APD for 22 years and has been working with AHA for 12 years. He is currently trying to fill positions for the Housing Authority. Lt. Suits went over the police reports and explained why the foot patrol numbers were low and says the February numbers will triple what we see for January.

Assaults	3
Domestic Violence	12
Drug Arrests	2
Violent Crimes	0

**Approval of Minutes—January 24, 2019**

After a brief moment to look over the minutes, Vice Chairwoman Munford asked for clarification on wording in the Financial Report. Mr. McMahand explained that “we went over a little bit with HAP”, meant that we overspent on the HAP funds. Afterwards, a motion was made by Commissioner Calix to approve the minutes. The motion was seconded by Commissioner Winsley. All voted unanimously.

**Approval of Minutes Special Called Meeting—January 31, 2019**

After a brief moment to look over the minutes, a motion was made by Commissioner Calix to approve the minutes. Commissioner Winsley seconded the motion. All voted unanimously.

**Board Resolution AHA-19-004—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 \$8,346.23 for Conventional Housing for the month of November, 2018. A motion was made by Commissioner Calix to approve the collection loss write off. The motion was seconded by Commissioner Winsley. All voted unanimously.

**Board Resolution AHA-19-005—2018 Community Development Block Grant (CDBG)**

Mr. McMahand explained that for the last year we have been applying for more grant money from the City of Anniston. We were approved last year and we are reapplying this year, however, we have been asked to have board approval in order to accept the \$120,644.00 grant from 2018. Mr. McMahand informed Chairman Dunn that he has forms to sign after the Board Meeting, relating to this grant. After the resolution was read aloud, a motion was made by Commissioner Calix for approval. Commissioner Winsley seconded the motion. All voted unanimously.

**Board Resolution AHA-19-006—2019 Community Development Block Grant (CDBG) Application for Cooper Homes**

Mr. McMahand informed the Board that the next 3 resolutions are for applications that we will be submitting to the City today. These are for 2019 CDBG and HOME money. We are estimating that the City will receive \$486K of CDBG money and we will submit for \$400K. We must have authorization from the Board to submit the application. Vice Chairwoman Munford made the motion to approve the resolution. The motion was seconded by Commissioner Calix. All voted unanimously.

**Board Resolution AHA-19-007—2019 Home Investment Partnership (HOME)  
Program Application for Cooper Homes**

Mr. McMahand informed the Board that this resolution was for HOME funds. The City is expected to receive \$320K, and we are asking for \$240K for redevelopment. A motion was made by Commissioner Calix to approve the resolution. Commissioner Winsley seconded the motion. All voted unanimously.

**Board Resolution AHA-19-008—2019 Home Investment Partnership (HOME)  
Program Application for Barber Terrace**

The City should receive approximately \$320K in HOME funds to support affordable housing initiatives, and we will be asking for \$140K. Vice Chairwoman Munford made a motion to approve the resolution. Commissioner Calix seconded. All voted unanimously.

**Other Business**

**Proposed date for Board Work Session**

Mr. McMahand let the Board know that we would like to have a budget work session on Thursday, March 14, 2019 at 11:30am. The work session should be about 2 hours. The draft budget will be mailed out before the actual session. We will ask for approval at the March Board Meeting. Mr. McMahand also explained that he and Alan Brown, Finance Manager have been working through the numbers over the last several days and we see challenges with the COCC budget; we are not able to get the budget to break even and the deficit is about \$18K. Also, the Housing Choice Voucher Program is at a \$40K deficit due to another salary being charged to the program.

**Proposed date for meeting with State Representative Dr. Barbara Boyd**

Mr. McMahand met with Dr. Boyd and she wants to come over and meet to see how she can be of assistance to the Housing Authority and what we're doing in Barber Terrace. Chairman Dunn and Commissioner Calix will attend. Lunch will be provided.

**Next Scheduled Board Meeting**

Mr. McMahand reminded the Board that the next Board Meeting will be on a Tuesday, instead of a Thursday like they normally are. Commissioner Calix gave the heads up that she is not sure if she will make it.

**Executive Director's Comments**

Packets were given out that included the AAHRA training schedule, a request to the City of Anniston for funds and a list of public housing related acronyms.

**Financial Report**

Mr. Brown gave a breakdown of the office expense account and the miscellaneous and admin account to the Board and answered various questions. Mr. McMahand anticipates that we will need the consultant through the fiscal year end to help submit the FDS and

when it is time for the audit, but not much longer afterwards, which will be an expense that we won't have to pay out.

### **Housing Choice Voucher Report (Section 8)**

Mr. McMahan informed the Board that HUD was here last week to review our 2018 SEMAP certification. They will finish tomorrow and we will receive a written report. There are things that we need to work on and we will likely be under a corrective action plan.

### **Resident Services Report**

Sharon Dunson, Resident Initiatives Coordinator, spoke about the Black History Program at South Highland on Friday, February 22, 2019. The program was a success with students from Jacksonville State University having their showcase choir as well as their gospel choir. Residents, children and Anniston Fatherhood Initiative also participated. Commissioner Winsley says he had a great time.

### **Adjournment**

A motion was made by Commissioner Calix to adjourn the meeting. The motion was seconded by Vice Chairwoman Munford. All voted unanimously.