

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
June 27, 2019**

Members Present: Cynthia Calix, Vice Chairwoman
Trudy Munford, Commissioner
Kenneth Winsley, Commissioner

Staff Present: Willie B. McMahand, Jr., Secretary-Treasurer
Alan Brown, Finance Manager
Terri Lloyd, Planning & Development Officer
Shazmine Gullett, Administrative Assistant
Doug Brooks, Technical Advisor
Geraldine Allen, Senior Property Manager
Lisa Willingham, Property Manager
Stacy Parris, Housing Choice Voucher Coordinator
Clarence Copeland, Resident Safety Manager
Sharon Dunson, Resident Initiatives Coordinator
Pamela Young, Property Manager

Others Present: Boice Turner, AHA Attorney

Call to Order

The meeting was called to order by Vice Chairwoman Calix.

Invocation

Invocation was done by Alan Brown, Finance Manager.

Changes to the Agenda

There were no changes to the agenda.

Public Hearing

Mr. McMahand explained that HUD requires us to have a public hearing to hear any final comments from the public as it relates to the 5 year and annual plan. Vice Chairwoman Calix opened the floor for comments from the public. Commissioner Winsley motioned to open the hearing. The motion was seconded by Commissioner Munford. No one from the public was present to make any suggestions or comments on the Annual Plan and no comments or questions had been sent in. A motion was made by Commissioner Winsley to close the public hearing. The motion was seconded by Commissioner Munford. All voted unanimously.

Police Report

Clarence Copeland, Resident Safety Manager, reported on AHA's foot patrol and citizen contact and also the crime numbers for the Authority versus the City of Anniston.

Assaults	3
Domestic Violence	9
Drug Arrests	2
Violent Crimes	3

Two of the violent crimes were committed in Glen Addie, and the other in Constantine.

Resident Safety Report

Mr. Copeland reported that the ID cards are about 96% complete and officers were on the grounds checking ID's during their foot patrol. There were no questions from the Board.

Financial Report

Mr. Brown went over all budgets for the AHA. He explained that the deficits in May were due to AHA having 3 payrolls that month and we also had a check wrote out to the architect for the Norwood fire units. We will be reimbursed through the insurance company for that expense. We also have capital funds money that we need to bring over next month; this will fix the COCC's deficit. Commissioner Munford inquired about AMP 3's budget, in which she was informed that there is no deficit for this particular budget. Mr. McMahand added that due to the Board deciding not to demolish Constantine Homes, we will be doing several projects to improve the units.

Planning & Development Report

Doug Brooks elaborated on Mr. McMahand's conversation about Constantine Homes; mentioning that a laundry room space that will be created. Mr. Brooks also spoke about the bid opening for the doors and windows in project in Parkwin and Washington Homes; the bid opening date has been pushed back a week. The new date is July 8th, at 2pm. Mr. Brooks is anticipating 5 or 6 bidders on this project. Substantial painting will also be done in Constantine, according to Mr. Brooks.

Terri Lloyd, Planning & Development Officer gave out some more of the information for the demolition application to the Board. She has received the environmental and it will be added to the application as well. A final draft will be complete soon. The Glen Addie application will be discussed further in the agenda. Ms. Lloyd also mentioned our other four RAD properties—Washington Homes, Parkwin Homes, Tinsley Manor and Barber Terrace—Mr. McMahand, Ms. Lloyd, and Mr. Brown met and discussed the CFP and tried to see what repairs we can do ahead of time, before we actually go through the financial plan. We want to use some of our CFP money to reduce some of the cost for renovations on those properties. We have the draft plan for Parkwin and Washington Homes and the final should be here next week, along with Tinsley Manor's final draft. We are still trying to get a 4%

deal on these properties. The Barber deal, which is our mixed finance deal is going fairly well. We are meeting with the developer every two weeks and they've given us a schedule of when they believe they can close the deal, start the relocation and the construction. We will release the schedule in the upcoming months. Vice Chairwoman Calix requested an electronic copy of the environmental summary. Mr. McMahannd informed the Board that Fairview and Norwood will not be considered for RAD until next year.

Management Report

Mr. McMahannd reported that we have stopped leasing the units in Glen Addie Homes. We have 31 vacant units at this property. Initially, we identified 14 families that needed to be relocated due to mold, however that number has since increased to 18. Of that 18, 11 have moved. Out of the residents that have yet to move, 7 have accepted units and 4 are still waiting on their comps. At some point, we will do home visits, to make sure the residents are settled in their new units. Commissioner Munford expressed her concerns on how easy it is to get funds to demolish properties, versus the difficulties we face getting funds to build properties back. Commissioner Munford would also like to set up a meeting with the Birmingham Field Office to ask for their assistance on this matter.

Housing Choice Voucher (Section 8) Report

Mr. McMahannd reminded the Board that we are transitioning Geraldine Allen back to Public Housing and Stacy Parris is now the Housing Choice Voucher Coordinator. Commissioner Munford previously requested information on the Voucher program, SEMAP and the Corrective Action Plan; we will have this information soon for all board members. Vice Chairwoman Calix requested a target date, at least a month, on the meeting that we plan to have with HUD. She requested confirmation that we have a target month by the time we have our next meeting on July 10, 2019.

Resident Services Report

Sharon Dunson, Resident Initiatives Coordinator, reiterated on the high school graduation and youth appreciation celebration that took place last month. Mr. McMahannd mentioned the Fatherhood Banquet and says that it was very successful. Commissioner Winsley was very helpful in putting things together. We had great sponsorships and got close to \$10K. National Night Out will take place on August 6, 2019 and August 2 will be our youth male retreat at Camp Lee.

Approval of Minutes—May 21, 2019

Mr. McMahannd mentioned that the minutes were adjusted, per Vice Chairwoman Calix's request, and updated minutes were handed out. The new minutes reflect the concerns that the Board Members had in our May 1, 2019 meeting.

Mr. McMahannd spoke about prosecution for those residents who purposely do not report income. Mr. Copeland elaborated, reporting that he met with the DA's office and they have advised him to speak with HUD on the matter. Vice Chairwoman Calix asked if there needs

to be a policy in place; as to how we determine which cases move forward, whether it be an amount or something else. Mr. McMahan replied the amount, over \$5K, as well as the blatancy of their actions. We are looking for people that knew they were in violation of the lease. We will also look to make sure that we are still garnishing wages. Commissioner Munford questioned what was meant by “the Board has no liability if anything happens pertaining to the HDC Board of Directors”, in which Mr. McMahan reminded her that this was a question that Vice Chairwoman Calix asked at our May 30, 2019 meeting. Vice Chairwoman then asked additional questions and expressed additional concerns about HDC that were answered by Mr. McMahan and Attorney Turner. Mr. McMahan also says the HDC Board will soon expand to 5 members, have one resident member and a Board Member from the AHA Board on the HDC Board. Once we convert to RAD, more income will be coming into HDC, as it is a non-profit and it will be less dependent on AHA. Mr. McMahan said there needs to be a separate work session on this to ensure that the Board Members understand how this process will work. Commissioner Munford also requested the HDC By-Laws.

After this discussion, a motion was made by Commissioner Winsley to accept the minutes with the changes. The motion was seconded by Commissioner Munford. All voted unanimously

Board Resolution AHA-19-020 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 \$7,986.57 for Conventional Housing for the month of March 31, 2019.

A motion was made by Commissioner Winsley to approve the collection loss write off. The motion was seconded by Commissioner Munford. All voted unanimously.

Board Resolution AHA-19-021 Significant Amendment to the PHA 5 year & Annual Plan

Mr. McMahan explained that the Public Hearing that we held earlier was to hear comments that anyone may have had about our significant amendment to our annual plan. HUD looked at the language that we had on our significant amendment and modification definition and suggested that we change it. Our old statement and new statement are both listed. HUD requested that we define what we mean by “substantial deviation”. Documents have to be changed accordingly when they are altered, as with this; we are changing the date of the Glen Addie demolition. Commissioner Munford questioned if it has to be done now, and why the urgency. Mr. McMahan replied the urgency is the mold and the safety, quality of life and well-being of our residents. Every specialist that has come to look at the mold has said that this problem cannot be solved completely. HUD agrees, due to the liability it holds. Mr. McMahan also explained that it wouldn’t do any good for us to only demolish the units with mold, as they are random and are not only end units. A motion was made by Commissioner Winsley to approve the significant amendment. There was no second, so the motion did not carry. Vice Chairwoman Calix verified that if this resolution

does not pass, it cannot go to HUD and that we are only updating the dates, not the demolition at this time, in which Mr. McMahan confirmed.

Other Business

Mr. McMahan explained that the draft demolition in the packet will be finalized and will be brought forward July 10th, at our special called meeting for approval and now because this resolution was not approved, it will be brought back again for consideration.

Executive Director's Comments

There were no comments.

Executive Session

There was no Executive Session.

Adjournment

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