

**BOARD OF COMMISSIONERS  
OF THE  
ANNISTON HOUSING AUTHORITY  
May 1, 2019**

**Members Present:** Marcus Dunn, Chairman  
Trudy Munford, Vice Chairwoman  
Cynthia Calix, 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, Housing Choice Voucher Coordinator  
Lisa Willingham, Property Manager  
Stacy Parris, Senior Property Manager  
Pam Young, Property Manager  
Sharon Dunson, Resident Initiatives Coordinator  
Clarence Copeland, Resident Safety Manager

**Others Present:** Boice Turner, AHA Attorney  
Win Yerby, Hollyhand  
Russell Griebel, United Consulting

**Call to Order**

The meeting was called to order by Vice Chairwoman Munford.

**Invocation**

Invocation was done by Clarence Copeland, Resident Safety Manager.

**Police Report**

In the absence of an APD representative, Mr. Copeland went over foot patrol, and the crime statistics.

Assaults	3
Domestic Violence	11
Drug Arrests	2
Violent Crimes	0

The two drug arrests involved our residents, but was not on our property.

**Resident Safety Report**

Mr. Copeland reported that the ID Program is about 85% complete. Ms. Willingham's ID machine is out of order, but she has been sending the information to Mr. Copeland to

assist. He sent out six (6) recommendation for evictions, all from AMP 3. There were no violent crimes for the previous month.

### **Financial Report**

Alan Brown, Finance Manager, reported that these are draft financials and he is in the process of making adjustments. There shouldn't be any material adjustments. Mr. Brown went over where all the budgets stand, revenue and expenses.

### **Planning & Development Report**

Major items will be discussed in another part of the meeting.

### **Management Report**

The management report was not discussed. There were no questions from the Board.

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

The HCV report was not discussed. There were no questions from the Board.

### **Resident Services Report**

Mr. McMahan spoke about the Section 3 program and the goal number that we decided not to change. However, other numbers did change.

Without having three Board Members present, it was decided that we would begin the work session.

### **Cooper Homes**

Mr. McMahan introduced Win Yerby of Hollyhand and Russell Griebel of United Consulting. Hollyhand contracted with United Consulting to do our environmentals. Mr. Yerby explained that he knows predevelopment in West Anniston is a top priority for Anniston Housing Authority and the City of Anniston, however there is a history that the city holds that needs to be worked through. Much of the redevelopment done through Public Housing is done through Alabama Housing Finance Authority, so we have to go by their standards, which are not completely clear. Right now, we are focused on the Cooper area and we have found out that there are some issues with the soil that impacts our ability to get tax credits.

Mr. Griebel agreed and elaborated on what Mr. Yerby explained. Cooper was apart of a federal cleaning some years ago, from Monsanto. Low concentrations of lead and PCB were the main things found at the time. United Consulting collected more than 50 samples of soil and water and compared them to the data that AHFA would use. It was then discovered that the land holds two locations of PCB, still above the cleanup standards, Also oil, metal and fill material. It is all on top of dirt and its about four feet deep. When Cooper was being built, they needed to level the sight out and the fill material is what was used. AHFA would require us to dig up and haul out all of the soil in order to be able to build back on it. We would also have to bring soil in, and the cost would be significant. Due to all of these issues, it was concluded that funding through AHFA isn't likely.

Mr. Griebel went on to say that he does not feel like the site is unsafe but it doesn't look feasible through that funding mechanism. He estimated half a million to up to \$3 million to get the soil to HUD's standard.

### **Barber Terrace**

AHFA had Hollyhand provide an environmental assessment on the Barber Terrace site with the tax credit application. United Consulting completed the environmental testing. however, we received a termination letter stating enough testing had not been completed. United Consulting is in the process of appealing the termination.

### **Approval of Minutes—March 26, 2019**

After a brief review, Commissioner Calix made a motion to approve the minutes of March 26, 2019. The motion was then seconded by Vice Chairwoman Munford. All voted unanimously.

### **Board Resolution AHA-19-015 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 \$11,724.12 for Conventional Housing for the month of January 31, 2019. A motion was made by Commissioner Calix to approve the collection loss write off. The motion was seconded by Vice Chairwoman Munford. All voted unanimously.

### **Section Eight Management Assessment Program (SEMAP) Certification**

With the assistance of a PowerPoint presentation, Mr. McMahand went over indicators, what we graded ourselves, what HUD initially scored us, and what our final score was. We will have a Special Called Meeting on May 21, 2019 to approve the submission of our 2019 SEMAP certification. Terri Lloyd, Planning & Development Officer, will serve as our third-party grader in this process. We have currently but put into troubled status due to our score of a 41% after our confirmatory review. We have done a corrective action plan that needs to be signed by Chairman Dunn and submitted to HUD by May 5<sup>th</sup>. We did not see any indicators that we were as far off in our scoring, as our files are additionally audited by certified auditors and no red flags were thrown our way.

Training is available to those involved with the HCV Program. Mr. McMahand then announced that Geraldine Allen and Stacy Parris will switch positions here at AHA, making Ms. Allen the Senior Property Manager and Ms. Parris the HCV Coordinator. We are hopeful that our score will go up next year and we are predicting at least 70% on the next certification. Soon the HCV program will be bigger than the Public Housing program with around 500 vouchers.

### **Glen Addie**

Mr. McMahand reminded the Board that we have spoken previously about the mold problem in Glen Addie. AHA requested to take some units offline to let residents stay while their units were remediated. HUD came on site to visit some of the mold infested units and to hear our plans of working through this issue. After entering one dwelling, HUD advised AHA to think about submitting a demolition application for this site. They have relocation

vouchers and we should get this done soon in order to protect the health and safety of our residents. The application should be ready in June or July for board approval.

**Adjournment**

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