

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
October 8, 2020**

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

Staff Present: Willie B. McMahan, Jr., Executive Director
Alan Brown, Finance Manager
Terri Lloyd, Planning & Development Officer
Shazmine Gullett, Administrative Assistant
Stacy Parris, Housing Choice Voucher Coordinator
Lisa Willingham, Property Manager
Pamela Young, Property Manager
Sharon Dunson, Resident Initiatives Coordinator
Phillip Keith, Youth Coordinator
Doug Brooks, Technical Advisor
Clarence Copeland, Resident Safety Manager
Ivie Croom, Assistant Property Manager
Curtis McGhee, Maintenance Supervisor
Terry Goggins, Maintenance Mechanic
Anthony Kelley, Maintenance Mechanic
Deshawn Triplett, Grounds Technician

Others Present: Boice Turner, AHA Attorney
Christopher Cunningham, Anniston Police Department
Rosten, Anniston Police Department
Donsquirla Thornton, Anniston Fatherhood Initiative
Stokes Spencer, Intern
Robin Tucker, AHA Resident Council
Tonya Glover, AHA Resident Council
Latrenda Wills, AHA Resident Council
Tomiko Goodman, AHA Resident Council

Call to Order

The meeting was called to order by Chairman Dunn.

Invocation

Invocation was done by Chairman Dunn.

Changes to the Agenda

There were several changes made to the agenda; before starting, the AMP 3 team was brought up front and introduced. They were commended on the great work that they've done around the properties. Mr. Stokes Spencer, AHA's intern was also introduced, along with AHA's Resident Council leaders. Clarence Copeland introduced our APD officers, Jamel Rosten and Christopher Cunningham. Chairman Dunn inquired about our domestic violence numbers, in which Officer Rosten replied that due to the pandemic, more people are at home, and there are more opportunities for disturbances. The numbers are high citywide.

Approval of Minutes—June 25, 2020

After a brief review, Commissioner Munford motioned to approve the minutes. The motion was seconded by Commissioner Wilson. All voted unanimously.

Approval of Minutes—August 27, 2020

These minutes were tabled until enough board members from this meeting are present to vote.

Board Resolution AHA-20-020—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 \$3,433.39 for Conventional Housing for the month of May 31, 2020. Chairman Dunn asked about the timing and why these write-offs were for May of 2020. Mr. McMahan explained that they are always a few months behind, and none were for nonpayment of rent, due to the pandemic. Commissioner Munford questioned why we were so under budget for collection loss. Mr. McMahan replied that this is because we are not evicting for nonpayment. He expects a spike around January or February. A motion was made by Vice Commissioner Wilson to approve the collection loss write off. The motion was seconded by Commissioner Munford. All voted unanimously.

Board Resolution AHA-20-021, 022, 023—Budget Revisions AMP's 1, 2 and 3, COCC and HCV

We had a work session at our last meeting, and Mr. McMahan has spoken with each board member individually to make sure there were no questions or concerns. The PPE line item was adjusted, as well as a few other minor adjustments. There is a quick highlight/summary information, and the detail information follows. Commissioner Munford questioned the new position, for HCV, which is the Housing Clerk. Mr. McMahan explained that we have 164 new vouchers from Glen Addie and another 60 vouchers from Barber Terrace that will affect the program and so the department will need more

assistance. We are already at 279 participants and there will end up being over 500 families on program over the next year. This will be paid out of the HCV budget. Commissioner Munford then questioned the hazardous pay, in which Mr. McMahand stated that there were certain employees that had to work through our brief shut down, both exempt and nonexempt. The nonexempt employees were paid time and a half, for the time they came in beyond the normal pay period. The exempt employees have not received any hazardous pay at all. Pending approval of the budget, Mr. McMahand would like to give the exempt employees something. Commissioner Winsley motioned to approve the budgets. Commissioner Wilson seconded. All voted unanimously.

Board Resolution AHA-20-024—Housing Choice Voucher (HCV) Program Payment Standards

Mr. McMahand pointed out the summary related to the action item, as well as the changes. HUD gives us payment standards based on the fair market rent. Changes will become effective in December. A motion was made by Commissioner Munford and seconded by Commissioner Wilson. All voted unanimously.

Parkwin Homes RAD Conversion

Mr. McMahand introduced the need for the Board of Commissions to seek understanding on the Parkwin RAD conversation and proposed a meeting to take place at Parkwin Homes on October 15th to review plans and a mixed-finance approached for renovation project. Mr. McMahand explained that the Housing Authority strategy is to stay consistence with the AHA plans to convert potential renovations under the Rental Assistance Demonstration (RAD) and possibly converting some units into smaller bedroom sized configuration.

1601 Moore Avenue

Mr. McMahand explained that the City has approved the new site configuration for 1601 Moore. The duplex will consist of 2 one-bedroom apartments. Construction would take approximately 4 months to complete. We are currently pending City approval on the specifications.

Commissioner Munford requested an estimated cost for construction. Mr. McMahand explained that the project had previously been bided out but the cost may change due to the increased cost in building materials.

Other Business

Commissioner Munford asked if the Housing Development Corporation had received the IRS reinstatement notice. Mr. McMahand replied yes. Commissioner Munford requested that since the Housing Development Corporation is under the AHA umbrella that she would like the AHA Board member to receive these types of notifications as well.

Mr. McMahand informed the AHA Board member that a new website is being created that will include a Board member portal. Such items as the board package, minutes, meeting schedules and links can be included. Mr. McMahand requested any other information that the Board of Commissioners would like to see on the website be submitted.

Mr. McMahand introduced Don Thornton with the Anniston Fatherhood Initiative (AFI). Mr. Thornton gave a brief introduction to the implementation of the 24/7 Dad's program and the youth mentoring program. Mr. McMahand is proud of the work the AFI has done for family mentoring, improving crime rates and reported that a \$5000.00 donation had been received for the AFI program.

Mr. McMahand and Ms. Dunson will be presenting an introduction to the Occupation Skills Training Grant to the East Alabama Works Board of Directors on October 9th, 2020.

Commissioner Munford requested an update on Cooper Homes and Barber Terrace. Mr. McMahand informed the Commissioners that the Barber Terrace conversion may possibly close by the end of 2020. Demolition and construction will begin the first part of 2021.

Mr. McMahand explained that the Cooper Homes update is waiting on the final approval of the Alabama Housing Finance Authority (AHFA) final allocation plan for 2021. Specific recommended changes have been submitted to AHFA regarding the environmental cleanup process to include the voluntary cleanup process from Alabama Department of Environmental Management (ADEM). The Cooper site is planned for a 60-unit elderly complex.

Commissioner Winsley request that new construction begin soon. Mr. McMahand explained that the delay for the Cooper site was not due to the Housing Authority. It is clearly documented in previous Board meeting minutes that delays were caused by failure to implement components of the West Anniston Master Plan.

Mr. McMahand explained that the Glen Addie demolition is a different situation than that of the Cooper Homes site. Future plans for the Glen Addie have not been discussed or determined but it is time to plan for this site. Mr. McMahand recommended a future Executive Session to discuss the clear direction of the Glen Addie site.

The AHA Resident Executive Council was introduced by Ms. Dunson. The Residents who were elected to represent their community are faithfully working in our communities. Last month was the first meeting since the pandemic. Ms. Dunson reported that one resident had graduated from the Family Self-Sufficiency Program.

Executive Director's Comments

The Executive Director did not have any 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 Wilson. All voted unanimously.