

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
Special Called Meeting
May 21, 2019**

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

Staff Present: Willie B. McMahand, Jr., Secretary-Treasurer
Terri Lloyd, Planning & Development Officer
Shazmine Gullett, Administrative Assistant
Geraldine Allen, Housing Choice Voucher Coordinator
Stacy Parris, Senior Property Manager

Others Present: Boice Turner, AHA Attorney

Call to Order

The meeting was called to order by Chairman Dunn.

Board Resolution AHA-2019-016 Section Eight Management Assessment Program (SEMAP) Certification

Willie McMahand, Executive Director, explained that we asked for this Special Called meeting to ask for approval to submit our SEMAP Certification. Mr. McMahand spoke about our previous meeting May 1, 2019, where we discussed our final score as well as future plans, including the Corrective Action Plan and changes in the staffing. We must now submit this year's certification, which must be submitted to HUD 60 days after the fiscal year end. Mr. McMahand pointed out the actual print off of the HUD certification form that was entered into the HUD system in the board packet.

Mr. McMahand also pointed out the Standard Operating Procedures and explained that Terri Lloyd, Planning & Development Officer, would be responsible as the third-party grader for SEMAP. We certified ourselves at a 62.97%, which would get us to a standard performer, and out of the troubled category. There were three categories that we did not give ourselves points on; Reasonable Rent, Adjusted Rent, and HQS Enforcement. We are hopeful that with more training, we will be able to score higher on the self-assessment. He also mentioned other indicators that we did give ourselves points on, but would still like to improve on. After a brief discussion and answering questions from the Board, a motion was

made by Vice Chairwoman Munford to approve the resolution. The motion was seconded by Commissioner Winsley. All voted unanimously.

Other Business

Next week is our Annual Meeting. This is where we will elect officers and also have the board dinner. We will go to Hubbard's off Main in Oxford.

There was a brief discussion on a joint meeting that needs to happen with the City Council and AHA's Board. We have a few possible dates.

City Council/AHA Board Work Session

It was proposed that June's Board Meeting be rescheduled for June 20th, but it is not set in stone, as all Board Members were not present.

AHA Board Retreat

There will also be a work session on strategy (retreat) before the joint meeting and we are going to look into the Opportunity Zone.

Adjournment

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