

**BOARD OF COMMISSIONERS  
OF THE  
ANNISTON HOUSING AUTHORITY  
FEBRUARY 24, 2022  
WORK SESSION**

**Members Present:** Cynthia Calix, Chairwoman  
John Wilson, Vice Chairman  
Kenneth Winsley, Commissioner  
Trudy Munford, Commissioner

**Staff Present:** Willie McMahand, Jr., Executive Director  
Alan Brown, Finance Director  
Terri Lloyd, Planning & Development Officer  
Shazmine Gullett, Executive Assistant  
Clarence Copeland, Resident Safety Manager  
Lisa Willingham, Senior Property Manager  
Doug Brooks, Technical Advisor  
Sharon Dunson, Resident Initiatives Coordinator

**Others Present:** Shirley Carter, Anniston Resident  
Ebony Garrett, Anniston Resident  
Steven Folks, City Manager, City of Anniston  
Dr. D. Ray Hill, Superintendent of Anniston City Schools

**Norwood Homes Community Building**

Mr. McMahand explained that this is all discussion, and he has invited the City Manager and Superintendent of ACS to speak about the possibilities of AHA utilizing one of their buildings as our community building. Last month, some of our staff went out and looked at the building that used to be the Norwood school, as we are making plans to put a community building on the site. Mr. Folks asked if we were interested in possibly using the old Norwood school. He believes there may be a way for AHA and ACS and the City to collaborate and do a partnership with the school. The building cannot be renovated, but we think it is still worth a discussion. All of the land is owned by ACS, and they are leasing some of it to the City.

Mr. Folks says he is always trying to use resources wisely. He thinks the building looks bad and something needs to be done. It can be brought down and make it a nice area. He's not sure what the investment may be, but this is an opportunity to clean up the block. He would like to know if ACS and AHA are interested.

Dr. Hill reiterated, that something needs to be done about the building. He says just in the past few months, the area has become an eye sore. He hopes for full collaboration as well, as he thinks the children deserve a better-looking area. Chairwoman Calix requested clarification on what the collaboration would look like. Dr. Hill replied that they are open to

whatever and he would have to take it back to his board, but the building for sure needs to come down. Mr. McMahan explained that a collaboration would be a process and take some time, but currently, the place we are looking to put our building is smaller than we'd like. We will continue talks with both entities until a decision is made on how we move forward.

### **2022-2023 Proposed Budget**

Mr. McMahan explained that this is a draft of our next years' budget. Our budget has to be approved by the end of March. He explained that Alan Brown, Finance Director, has done a good job, and put a lot of effort into making a budget that works well for the housing authority.

Vice Chairman Wilson requested clarification on the numbers within the staffing plan. He believes the numbers don't add up. After a brief discussion, Mr. McMahan assured him that we will take a look at the numbers.

Our total bottom line is a surplus of \$513K. the only cost center with a deficit is the HCV department. Most of the deficit was in the admin portion of the program. The proration for the program has increased so the deficit isn't as great as we expected, and we hope to break even in the future. When Barber Terrace is finished, we will be able to transfer the funds from the Management Account over to the COCC. This is, however, contingent upon the development finishing in this next fiscal year. The CFP income has been estimated at \$1.5 million. There is a deduction in payroll, and an increase in the line item for the ED search. Asset Reposition Funding is at 75% and investment income is down. Management fees are down as well, which hurts the COCC, but it helps the AMPS. Resident Services budget is increasing, as we get back into the swing of things from COVID and some of the payroll costs are going to the ROSS grant. Utility expenses are down due to all utilities in Glen Addie being shut off. COPS budget is down and insurance is down by \$54K. Collection loss is up \$30K due to the rent moratorium. Chairwoman Calix confirmed that we are offering repayment agreements, before we evict residents. Lisa Willingham, Senior Property Manager, confirmed that we indeed are. We have budgeted an increase in proration to 90%, which helps the program significantly. Payroll cost for HCV is increasing due to the allocation to Hobson City. We have the unrestricted net position which is the admin portion for our funds (the restricted is the HAP). The admin program has been in a pretty significant deficit but the money to carry the program will have to come out of the COCC. Our "losses" are looking a lot better on the admin program. Mr. Brown also explained when questioned that Heflin losses do not account for ours. Mr. McMahan suggested another work session, if it is needed in early March. Chairwoman Calix requested that if the Commissioners had any questions after the meeting that they email them to Sonny, Alan, and all other board members as well, so that everyone will see all questions and answers. Mr. Brown mentioned quickly that all COVID money has been expended. The next work session will be Thursday, March 17, 2022.

### **Anniston Fatherhood Initiative**

Given the work that AHA has done and been involved with, Mr. McMahan believes it is important to bring AFI in as a component of AHA. It is already an established nonprofit. If we do this, no one can come in and dissolve the AFI without the approval of the Board. The AFI board would be willing to do a presentation, if needed.

**Heflin Housing Authority**

HHA came to us by way of the Leeds HA. It became too much for Leeds, and they asked us to step in. We've been managing them for the past 5 years or so. Ms. Willingham is the Property Manager for the 34 unit HA. She goes down once a week to be on site. While we do receive a management fee, for the time we put in, its not worth it for us to keep managing them. A letter has been drafted, and the Chairwoman has been notified, but we will be terminating our agreement as of the end of their fiscal year in September. Ms. Willingham explained the struggle of working in both offices, and Mr. Brown elaborated on the amount of time he spends on preparing for audits and getting together financials. Chairwoman Calix says it sounds like this should has been brought to the board sooner. Commissioner Munford added that it didn't seem like a good idea from the beginning. Chairwoman Calix wants us to leave on the table that we can end the agreement with a 30-day notice. Mr. McMahan will be notifying HUD next week.