

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
May 24, 2022**

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

Staff Present: Willie B. McMahand, Executive Director
Shazmine Gullett, Executive Assistant
Alan Brown, Finance Director
Terri Lloyd, Planning & Development Officer
Pamela Young, Property Manager
Sharon Dunson, Resident Initiatives Coordinator
Antionette Tatum, HCV Coordinator
Clarence Copeland, Resident Safety Manager
Doug Brooks, Technical Advisor

Call to Order

The meeting was called to order by Chairwoman Calix.

Invocation

Invocation was given by Doug Brooks, Technical Advisor.

Changes to Agenda

Chairwoman Calix announced that the Board will go into Executive Session, following the consideration of approval for action items. Commissioner Wilson motioned to accept the changes to the agenda. Commissioner Winsley seconded. All voted unanimously.

Mr. McMahand introduced Antionette Tatum as our new HCV Coordinator. She is adjusting to our mission and goals. The board welcomed Mrs. Tatum.

Approval of Minutes—Regular Meeting March 29, 2022

After brief review, Commissioner Winsley motioned to approve the minutes. Vice Chairman Wilson seconded. All voted unanimously.

Approval of Minutes—Special Called Meeting April 27, 2022

After a brief review, Vice Chairman Wilson motioned to approve the minutes. Commissioner Winsley seconded. All voted unanimously.

Board Resolution AHA-22-013 Collection Loss period ending December 31, 2022 & Board Resolution AHA-22-014 Collection Loss

The Board asked numerous questions pertaining to collection loss. Mr. McMahand explained the cause being the eviction moratorium, where Housing Authorities were not allowed to evict residents for nonpayment of rent. We had high collection loss, as well as high vacancies due to the moratorium. Mr. McMahand explained that these were not normal circumstances and residents were offered repayment agreements in order to keep their units. Some complied, while others took advantage of the moratorium and decided not to pay. Mr. McMahand also added that the courts were backed up, due to this being a national situation. The board requested lease and eviction information. Mr. McMahand acknowledged that we did underbudget, but the numbers could not have been predicted. Vice Chairman Wilson suggested moving quicker when it was time to process an eviction. We will also follow up on how quickly Boice was able to get the papers filed. Previous residents who would like to apply for public housing or a voucher anywhere in the U.S. will have to pay their debt to us before they are able to do so. A motion was made by Commissioner Winsley and seconded by Vice Chairman Wilson to approve both Collection Loss Resolutions. All voted unanimously. It was decided that the board will receive collection loss information monthly.

Board Resolution AHA-22-015 HCV SEMAP Certification

Mr. McMahand reported that we are projecting a score of 81 for the program. Its not as strong as we would like, but it is a passing score. We have made adjustments and we have more work to do. We must submit the SEMAP certification by May 31st or you will become a troubled Housing Authority. Terri Lloyd, Planning & Development Officer added that there are a few things that HUD has to certify, so the score is subject to change. Commissioner Winsley motioned to approve the resolution. Vice Chairman Wilson seconded. All voted unanimously.

Board Resolution AHA-22-016 Norwood Homes Community Building

There was no discussion on this subject. Vice Chairman Wilson confirmed that we are getting a community building done by AHA and is separate from what the City Manager pitched a few months back. Commissioner Winsley motioned and Vice Chairman Wilson seconded to approve the resolution. All voted unanimously.

Other Business—Choice Neighborhood Grant Opportunity

Mr. McMahand reported that we have applied for the grant a few times in the past. The last one we partnered with the City, and we plan to do the same this time. We need to decide how we would like to pursue it. Are we the lead, or the City. We will need a specialized planning partner, and time is of the essence of getting this process started. We will have access to a grant writer through the City and the matching cost is \$150K in which both entities would give \$75K. If you are the lead agency, we will control the money, which is up to \$500K. This is not a grant for implementation; this is a planning grant. We believe we are

a good candidate for the grant, and we plan to make sure we are on the same page with the City as far as the vision for the Glen Addie Community. Chairwoman Calix is not convinced that the City will go along with our plans and believes AHA should be the lead. Mr. McMahan believes we will need the City. Alan Brown, Finance Director, question what another grant would mean for his department. He added that he would like for everyone to take into consideration that there is not a whole lot more that he and his staff can take on and he would like for the City to take on the administrative functions, should we decide to do this. If the City isn't interested, we will not do the grant. The grant is due in July. Vice Chairman Wilson voted not to do the grant this year. We will consider doing it next year, with some planning.

Executive Session

Vice Chairman Wilson motioned for the board to go into executive session. Commissioner Winsley seconded. All voted unanimously.

Commissioner Winsley motioned to come out of executive session. Vice Chairman Wilson seconded. All voted unanimously. No action was taken in executive session.

Public Comments

There were no public comments.

Executive Director's Comments

There were no comments from the Executive Director.

Adjournment

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