

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
February 23, 2023**

Members Present: Cynthia Calix, Chairwoman
John Wilson, Vice Chairman
Marcus Dunn, Commissioner
Jim Williams, Commissioner
Kenneth Winsley, Commissioner

Staff Present: Gregg Fortner, Executive Director
Shazmine Gullett, Executive Assistant
Lisa Willingham, Senior Property Manager
Alan Brown, Finance Director
Terri Lloyd, Planning & Development Officer
Doug Brooks, Technical Advisor
Antionette Tatum, HCV Coordinator
Sharon Dunson, Resident Initiatives Coordinator

Call to Order

The meeting was called to order by Chairwoman Calix.

Invocation

Invocation was given by Doug Brooks, Technical Advisor.

Changes to Agenda

There were no changes to the agenda.

Approval of Minutes—February 17, 2023 & January 26, 2023

There were no questions or comments from the board. A motion was made by Commissioner Winsley to approve both sets of minutes. The motion was seconded by Commissioner Williams. All voted unanimously.

Board Resolutions AHA-23-003 Collection Loss Write-offs

Gregg Fortner, Executive Director, explained that the debts come off of our books financially but the debts still stay on the record for the people who owe the money. In other words, the debts are not excused. They must pay balances in full if they would like to move back into public housing or section 8. Commissioner Williams motioned and Commissioner Winsley seconded to approve the write offs. All voted unanimously.

Police Report & Resident Safety Report

Mr. Fortner informed the board that there was gunfire at Norwood back in January. One victim had a minor injury, and the incident is still under investigation. There was also gunfire this month in Norwood, which will be on the next police report. Commissioner Williams questioned the allocation of patrol hours in high volume properties. Mr. Fortner explained that we will be shifting hours monthly or as necessary to get the needed coverage for our properties.

Financial Report

Alan Brown, Finance Director, stated that this report will cover November and December of 2022. The cash decreased \$173K due to HUD requesting that we use our HAP reserve that had built up. We had a \$75K deficit in COCC due to leave time paid to the consultant/previous ED and auditing fees. The AMPS had a \$33K surplus which includes audit fees as well. We had a surplus in our HCV admin plan in the amount of \$17K. The year before was a deficit of \$14K. We have more funds held in reserves with HUD that will be utilized when we have more vouchers.

Planning & Development

Mr. Fortner pointed out the 2021 funding on the report. The report does not reflect funds that are being expensed for the project in Constantine. Terri Lloyd, Planning & Development Officer, stated that 6 more move-ins were done in Barber Terrace yesterday, totaling 20 residents at the top. There are still 5 residents at the bottom. Abatement should start soon for the buildings at the bottom that are 100% vacant.

Management Report

Lisa Willingham, Senior Property Manager, reported 94.54% occupancy rate for the month of January. Mr. Fortner added a brief statement on AHA's response to HUD deeming us 'management substandard' due to our occupancy. We have appealed their decision on the technicality that Glen Addie should not have been included. We are hoping for a favorable response.

Housing Choice Voucher (Section 8) Report

Antionette Tatum, HCV Coordinator, reported 415 participants on the program. The majority of the participants are in Anniston, in various houses and apartments throughout the city.

Resident Services Report

Sharon Dunson, Resident Initiatives Coordinator, reported that Resident Services is working on three key areas: Section 3, Family Self-Sufficiency (FSS), and the Resident Opportunity Self-Sufficiency (ROSS) Program. Flyers were sent out to public housing residents for Job Fair Preparation, however no one showed up, with the exception of Commissioner Williams. Vice Chairman Wilson questioned if the way we are reaching out to residents is effective. Ms. Dunson replied that we are taking all avenues we can come up

with including social media, AHA's official website and flyers sent to homes. Mr. Fortner mentioned that we are looking at other avenues as well such as mass announcements via email/text. Questions about Fatherhood and OST were also answered. Vice Chairman Wilson suggested AHA partnering with Anniston Parks and Recreation on 'Something to do Sundays'.

Budget Work Session

Mr. Fortner confirmed that we will have a budget work session on March 9, 2023, to focus strictly on the budget. Today is an introduction to that meeting. We will give a brief discussion today on the budget.

Mr. Brown confirmed that this is indeed a draft budget for the 2023-2024 year. The big takeaway from this budget is inflation and fuel costs. The budget by cost center is the summation of all programs; COCC, Asset Management and HCV. We are projecting a generous surplus this year of over a million dollars authority wide. The COCC is projecting a surplus of \$92K. This is an increase from last year. We are projecting a \$59K increase in the bottom line from last year's budget for the COCC. Dwelling rent in the AMPS is projecting an increase due to the increase in flat rents. HUD subsidies is also projecting an increase. We are receiving asset repositioning fees for Glen Addie at \$167K. We are in our 3rd year, and we are getting 25% of our project expenses. We have projected 492 participants on the HCV Program at the end of the year. HAP income, funds that will go to landlords, will increase to \$720K. There will be a surplus in the admin fee as well. We are back in the black with the HCV program. We have not received the updated rates with Blue Cross Blue Shield so those numbers are not listed. We hope to get them in before the budget meeting. Property insurance is going up so we will possibly look into getting some quotes. We are in our second year for the ROSS grant and our third of Fatherhood.

Mr. Fortner commended Mr. Brown and his staff on the great job they've done with the budget. There will be a few structural changes such as a reduction our painting contract. The management staff will also change, we will now only have one Director of Management, over all properties, instead of Property Managers. We are also identifying various contracts that staff can do, essentially 'insourcing' instead of outsourcing. Fatherhood will also be expanding to more of a Parenthood Initiative, to include women and girls.

Other Business

There was no other business.

Public Comment

No one from the public was present for comment.

Executive Director's Comments

The second budget work session will be March 9 at 12pm in the board room. AHA will participate in the Anniston Job Fair today at 2pm. The recommendation for 0 South Allen is going before City Council sometime next month. Mr. Fortner thanked the commissioners

who came to the work session at the City. We are confident that, if funded, we will hit the ground running and have something built within 18 months.

Adjournment

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