

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
March 30, 2023**

Members Present: Cynthia Calix, Chairwoman
Jim Williams, Commissioner
Kenneth Winsley, Commissioner

Staff Present: Gregg Fortner, Executive Director
Shazmine Gullett, Executive Assistant
Alan Brown, Finance Director
Terri Lloyd, Planning & Development Officer
Lisa Willingham, Senior 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

The invocation was given by Alan Brown, Finance Director.

Changes to Agenda

There were no changes to the agenda.

Approval of Work Session Minutes—March 9, 2023

The minutes could not be approved due to the absence of those who needed to vote. They will be added to the next board meeting's agenda.

Approval of Minutes—Regular Meeting February 23, 2023

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

Board Resolution AHA-23-004 Collection Loss period ending September 30, 2022

There was no discussion about collection loss. Commissioner Winsley motioned to approve the write-offs. Commissioner Williams seconded. All voted unanimously.

Board Resolution AHA-23-005 Approval of AHA Budget FY March 31, 2024

There was no discussion on the budget. Commissioner Williams motioned to approve the budget. The motion was seconded by Commissioner Winsley. All voted unanimously.

Board Resolution AHA-3-006 Fixed Asset Write-offs for FYE March 31, 2023

There was no discussion on the fixed asset write-offs. Commissioner Williams motioned to approve the resolution. Commissioner Winsley seconded. All voted unanimously.

Gregg Fortner, Executive Director shared that we are facing some challenges with Anniston Police Department. Clarence Copeland, Resident Safety Manager, added that we are down to four officers now, three of whom are Investigators, and one in the Street Crimes Unit. We started out at 13, went down to seven and now we are at four. They will work in our high-volume areas and occasionally speak with the managers at our sites to find out what they need. Mr. Copeland went over statistics for Norwood Homes and also elaborated on the kidnapping and attempted murder incident on the property.

Mr. Copeland also informed the Board that AHA is no longer responsible for patrolling Barber Terrace.

Financial Report

Mr. Fortner instructed Alan Brown, Finance Director, touch on the allocation of the AMPS as far as Resident Services, as requested by Commissioner Williams at the last Work Session as well as a sheet passed out explaining the difference in benefits for the year. Mr. Brown explained that there was a formula that didn't get updated, resulting in a difference in the Resident Services budget. For the month of February, cash is up \$340K due to the drawdown of capital funds. There is a deficit in the COCC for the month due to training and a surplus in the AMPS. HCV will show a surplus of \$32K and a bottom line still in the black. The OST Program is closed out and this report reflects the final totals. The final numbers will show the total unreimbursed cost of over \$32K.

Planning & Development Report

Terri Lloyd, Planning & Development Officer announced that the final resident was moved from the bottom to the top of Barber Terrace yesterday. We should be 100% vacant at the bottom by Monday. The City of Anniston is doing a Community Block Grant Tour and will visit different developments that they have used CDBG funds to build. Barber Terrace will be featured on April 11. There will also be a community meeting at the City Meeting Center on April 12 in which the board will have to rsvp to attend. The Grand Opening/Ribbon Cutting Ceremony for Barber Terrace will be April 20. Demolition for the bottom part of Barber Terrace will start next week. Until then, we are still responsible for the bottom.

Management Report

Lisa Willingham, Senior Property Manager, reported the occupancy rate for the end of February was 88.66%. The reason for the decrease in occupancy was due to Barber

Terrace and the remodeling at Tinsley Manor. In the future we will be better prepared and put the units in “modernization” so that it does not count against us.

Housing Choice Voucher Report

Antionette Tatum, HCV Coordinator, reported an increase in vouchers due to Barber Terrace lease ups, but a decrease in regular participants. The current number of participants is 417. Mrs. Tatum is working on the waiting list to increase her participant number. Mrs. Tatum explained both the recertification process and inspection process. She has also been working with potential landlords to recruit new properties for the program.

Resident Services Report

Sharon Dunson, Resident Initiatives Coordinator, reported that she is currently recruiting participants of the HCV Program to be in our Family Self Sufficiency Program. She is also working with AHA’s Resident Council to get MOUs in place for them. There will be a Health for All event Friday, April 7th in recognition of World Health Day. The Resident Council held a Fun Day for the children out on spring break. Anniston Fatherhood participated and there was a turnout of about 250 people. Ms. Dunson has received three scholarship applications this year. Mr. Fortner added that we are looking into a Homeownership Program.

Other Business—Public Housing Assessment System (PHAS) Update

Mr. Fortner went through several documents handed out to the Board and gave an update on our status. Although we sent in an appeal, HUD decided not to change our status. We have since completed a corrective action plan. We do not anticipate any punitive action.

Public Comments

There were no public comments.

Executive Director’s Comments

Mr. Fortner reiterated the Community Development Appreciation Day is April 12. The Community Development team will visit the new Barber Terrace site on April 11. The Grand Opening for Barber Terrace will be April 20. We will coordinate with the board and make parking accommodations.

Adjournment

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