

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
January 26, 2023**

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

Staff Present: Gregg Fortner, Executive Director
Alan Brown, Finance Director
Shazmine Gullett, Executive Assistant
Lisa Willingham, Senior Property Manager
Terri Lloyd, Planning & Development Officer
Clarence Copeland, Resident Safety Manager
Antionette Tatum, HCV Coordinator
Doug Brooks, Technical Advisor
Phillip Keith, Youth/ROSS Coordinator
Donsquirla Thornton, Fatherhood Coordinator

Others Present: Jim Moody, Moody & Company
Walter White, Fatherhood Board Member
Paul Roden, Fatherhood Board Member

Call to Order

The meeting was called to order by Chairman Wilson.

Invocation

Invocation was given by Commissioner Dunn.

Changes to Agenda

There were no changes to the agenda. A motion to approve the agenda was made by Commissioner Dunn and seconded by Commissioner Winsley. All voted unanimously.

2022 Audit Presentation

Jim Moody, Moody & Company, reported that there are no audit findings for the audit year. He believes that AHA is in good shape and commended AHA for being a Housing Authority that actually makes money. The financial data schedule has been accepted by HUD and the bottom-line equity is over \$14M. Mr. Fortner pointed out the balance sheet, stating that the main contributor to the high balance was the AMPS. He thanked and congratulated the staff

on making this a successful audit. Commissioner Williams verified that the balance for the pension is a liability and Fortner confirmed that we will reconcile with the state and as long as everyone doesn't retire at the same time, we will be ok. We may also look at refinancing the loan we have for Hobson City.

Approval of Minutes—November 17, 2022

A motion was made by Commissioner Williams to approve the minutes. Commissioner Winsley seconded. All voted unanimously.

Approval of Minutes—September 22, 2022

Commissioner Winsley motioned to approve the minutes. Commissioner Dunn seconded. All voted unanimously.

Board Resolutions AHA-23-001 Collection Loss write offs for the period ending July 31, 2022

There were no questions or comments regarding collection loss. Commissioner Dunn motioned to approve the resolution. Commissioner Winsley seconded. All voted unanimously.

Police Report

There were no questions, or comments from the board.

Resident Safety Report

Mr. Copeland reported that we have an Anonymous Tip flyer that we will be given out to the residents very soon. It has been out in Hobson City for about two weeks, but we have not received any calls yet. The calls will be anonymous and will go to both Mr. Copeland and Mr. Fortner. Clarence met with Lt. Suits of Anniston Police Department to discuss our future partnership with them. We may be going in a different direction as our needs have changed within the authority. We will keep the board updated.

Financial Report

October & November is reported. Alan Brown reported that our cash has increased as of October. The COCC received funds from the developer fee for the Barber Terrace project, which helped our bottom line. As of these reports, we haven't drawn down the CFP admin fee or operations fee due to not having approval. We got approval this week, so we will be drawing those funds down soon. We received additional subsidy after HUD closed out the final appropriations for the years 2021 and 2022. Our bottom line for this month (October) looks really good. We have increased our leasing, admin fees and proration for the HCV program. We are currently in a positive unrestricted balance.

November shows a decrease in cash and a loss in the COCC. A retiring employee was paid their remaining leave, which increased our maintenance costs. Barber was a loss as well and HCV made \$91 for the month.

Planning & Development Report

Terri Lloyd reported that Barber Terrace 'Save the Date' cards have been mailed out. Six residents from Barber have been moved from the bottom to the top and nine more will be moving in February 1st, followed by one more round for the remainder of everyone in public housing. There should be around 33 units left, once everyone is moved in and these will be leased from the Barber waiting list. AHA received over 200 applications for the property so far.

Doug Brooks reported that the Tinsley project roofs are complete. Four units are being worked on right now, and residents will be moved around as needed. We are going out for bid next month (March) for the demolition of Glen Addie. This is strictly for the units. All other buildings, such as the main building and resident services buildings, will not be demolished. We will also be looking at putting a community building in Norwood soon. We will have an update on Capital Funds Program soon.

Management Report

December & November are in the packet. The occupancy is 93.53% for November. We received a notice from HUD about the score which will be discussed during the Executive Director's Comments. Since then, we have put different strategies in place and now we are up to 95% as of today.

Housing Choice Voucher (Section 8) Report

Numbers are going up and we are currently at 402. Eleven participants were moved in in November and seven in December. We have also had about five new landlords to come on the program. The Section 8 waiting list is open and will close February 28, 2023. Barber Terrace's waiting list is open indefinitely.

Resident Services Report/Fatherhood Presentation

Donnie Thornton introduced himself and AFI Board. In 2019 AHA received a grant from the Community Foundation of NE Alabama and started Anniston Fatherhood Initiative. Mr. Thornton was hired on as the Program Coordinator in February 2020. He has implemented the 24/7 Dad program and created a youth mentoring program. The 24/7 Dad Program encourages men to be full time, present fathers. Twenty one men have since graduated from the program and more are on their way to completing the program. The youth mentoring program, entitled R.Y.S.E., stands for Realizing Your Self-Worth Everyday, has 29 young men and one young lady. The program partners with Anniston City Schools and ASAP (Agency for Substance Abuse Program), to give children mentorship and guidance. All, with the exception of two, are public housing/section 8 residents. Mr. Fortner mentioned that the public always asks about AFI and plans for AFI to expand and have more female mentees in the future.

Other Business

There was no other business.

Executive Director's Comments

Mr. Fortner commended staff that went out over the Christmas holiday to assist at Barber where ceilings had collapsed and Wilmer Avenue where there was a fire.

Fortner sent information to the Board on AHA's PHAS (Public Housing Assessment System) score that HUD uses to score PH's. We received word from HUD in December that even though we had an overall passing score, the individual systems (financial, physical, management and residential) we were less than 60% in the management component. As we were preparing our action plan for occupancy, we realized that the reason our score fell was because the incorrect vacate code was used after residents were moved out of Glen Addie Homes. HUD has since been notified and we are waiting to hear back from them on how to proceed. The Board was given out pamphlets for understanding public housing PHAS systems for more information.

We have a rendering of 13 units that we are trying to get funded and built right below Barber Terrace through HDC (Housing Development Corporation). We have been working with the city on this and hope for a favorable outcome. We will be attending a workshop hosted by the City on February 21, 2023, in which they will present our project along with others. Commissioners are welcome and encouraged to attend. Commissioner Williams asked for a reminder.

Barber Terrace's grand opening will be April 20, 2023, at 10am. Several City officials will be in attendance.

A revised board meeting calendar has been provided in the packet, as well as information on the 2023 NAHRO Conference.

Adjournment

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