

**BOARD OF COMMISSIONERS  
OF THE  
ANNISTON HOUSING AUTHORITY  
January 25, 2024**

**Members Present:** Cynthia Calix, Chairwoman (via phone)  
Jim Williams, Commissioner  
Kenneth Winsley, Commissioner

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

**Call to Order**

The meeting was called to order by Chairwoman Calix.

**Invocation**

Invocation was given by Clarence Copeland, Resident Safety Manager.

**Changes to Agenda**

Gregg Fortner, Executive Director, informed the Board that we have removed Board Resolution AHA-24-005. This item will be brought at the next meeting.

**Approval of Minutes—March 30, 2023**

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

**Board Resolutions AHA-24-001, AHA-24-002, AHA-24-003, AHA-24-004 Collection Loss write offs for the periods ending June 30, 2023, July 31, 2023, August 31, 2023 & September 30, 2023**

There were no questions or comments regarding any of the collection losses. Commissioner Winsley motioned to approve the resolution. Commissioner Williams seconded. All voted unanimously.

### **Board Resolution AHA-24-006 Updated 2024 Board Meeting Schedule**

There were no questions or comments on the updated board meeting schedule. Commissioner Williams motioned and Commissioner Winsley seconded to approve the resolution. All voted unanimously.

### **Board Resolution AHA-24-007 Corrective Action Plan**

Mr. Fortner explained that he thought we'd close this out after having a conversation with HUD last November. However, on January 19, they sent another email, requesting more information. We have to respond by February 15, 2024. This resolution acknowledges that we've received the Corrective Action Plan. There were three items that were considered still open and we will submit this new CAP and hope to have this closed out by the end of February. Chairwoman Calix elaborated on the concern that the Commissioners have had in the past with the Collection Loss. Commissioner Winsley motioned to approve the resolution. Commissioner Williams seconded. All voted unanimously.

### **Police Report & Resident Safety Report**

Clarence Copeland, Resident Safety Manager reported that there wasn't much activity in November. December, there was a shooting, but no one was hit. A bullet did hit a vehicle. The suspect was caught, and residents signed a warrant. The suspect was not a resident.

### **Financial Report**

Mr. Brown informed the board that October decreased by over \$300K. Mr. Brown failed to get subsidy drawn down. He did, however, get it drawn down in December. The COCC shows a deficit of \$15K and year to date of \$212K. The AMPS for October show a deficit of \$151K. The HCV program had a deficit in the Admin Program of \$2,584. For November, there was an increase in cash. The COCC had a deficit of \$26K. Year to date of \$239K. The AMPS showed a surplus of \$69K. The HCV program had a surplus of \$1,926. Year to date a \$70K surplus. Antionette will provide a chart showing the increase in vouchers per month over the last two years.

### **Planning & Development Report**

Terri Lloyd, Planning & Development Officer, addressed the HOME ARP funds. Our budget was initially \$3M for the property for 14 units which has since decreased to 11. The funds allotted was \$1.1M and HDC will put in \$500K. The remainder of the money, once we expense the ARP money, will come from the City from a separate contract. Doug Brooks, Technical Advisor, reported that due to the involvement of a structural engineer, our Norwood Community Center project has been recategorized as commercial, rather than residential. This is why the cost has increased. We've got several different ideas, but if none work out, we will table this project and allot the funds to a different project altogether. The decision to make the property commercial instead of residential cannot be appealed. Alternatives are also being looked at for our 0 South Allen project, which will be discussed in depth at our next HDC meeting.

### **Management Report**

Lisa Willingham, Director of Operations, reported that the occupancy rate was lower than expected, due to an offline unit in Norwood being in the count that should not have. The report says 93.91%, but probably would have been at 94% had the unit not been counted. Ms. Willingham also elaborated on what unit turnaround time means.

### **Housing Choice Voucher (Section 8) Report**

Antionette Tatum, HCV Coordinator, reported 417 regular participants and 57 RAD participants, giving the program a total of 474 voucher holders. There are 40 vouchers on the street. Our base line is 588.

### **Resident Services Report**

Sharon Dunson, Resident Initiatives Coordinator, reported that the Resident Council does have Bylaws and an MOU, however the MOU's have not been signed. We are supposed to have an election every three years, but we have not had one since 2019. We plan to have one soon. Mr. Fortner is scheduling a meeting soon with current Resident Leaders to get everything back rolling. Mrs. Tatum also informed the board that Section 8 participants that qualified for the Homeownership Program were invited to AOD Federal Credit Union to watch a presentation and receive information on becoming homeowners.

### **Other Business**

#### **AHA Fires in past 6 Months**

The AHA has only had two fires in the past 6 months. The Norwood fire was a kitchen fire causing \$22,800 in damages while the Constantine fire only caused \$2,822.

### **Public Comment**

No one from the public was present. No comments were made.

### **Executive Director's Comments**

Mr. Fortner reminded the board that we are in budget season and we have to approve the new budget by April 1, 2024. We will have a few work sessions leading up to the date so that the budget can be better understood. Commissioner Williams commended the HA staff on the great job they do at AHA.

### **Adjournment**

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