

**BOARD OF COMMISSIONERS  
OF THE  
ANNISTON HOUSING AUTHORITY  
March 27, 2024**

**Members Present:** Cynthia Calix, Chairwoman  
John Wilson, Vice Chairman  
Jim Williams, Commissioner  
Kenneth Winsley, Commissioner  
Marcus Dunn Sr., 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  
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 carried over from the HDC Meeting.

**Changes to Agenda**

There were no changes to the agenda.

**Approval of Minutes—February 28, 2024**

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

**Approval of Work Session Minutes—March 20, 2024**

Vice Chairman Wilson motioned to approve the minutes. Commissioner Winsley seconded.  
All voted unanimously.

**Board Resolution AHA-24-009 Collection Loss write offs for the period ending  
November 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-24-010 Fixed Asset write-offs for the period ending March 31, 2024**

There were no questions or comments regarding any of the fixed asset write-offs. Commissioner Williams motioned to approve the resolution. Vice Chairman Wilson seconded. All voted unanimously.

### **Board Resolution AHA-24-011 Approval of AHA Budget FY end March 31, 2025**

We have had two budget work sessions and nothing has changed from last week until now. We may have a few challenges within the dynamics of our HUD funding, but we do know that for at least the next 12 months, we are okay. We will also discuss following up in 6 months. Commissioner Winsley motioned to approve the budget. Commissioner Dunn seconded. All voted unanimously.

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

Mr. Fortner informed the board that he has noticed quite a few reports of domestic violence. Since we have restructured our Resident Services Department he will make sure that Mr. Copeland and Ms. Willingham are following up to see if we can find services in the community for domestic violence. We will also look into getting our relationship with Second Chance back on track. Mr. Fortner also pointed out the rape incidents that need to be looked into. Clarence Copeland, Resident Safety Manager, reported that he is looking into them.

### **Financial Report**

Alan Brown, Finance Manager, informed the board that we got our CFP admin money drawn down, so the month of February looks good. We are showing a surplus in the COCC of \$184K. The AMPS have a surplus of \$610K. The HCV Program had a surplus of \$6K in the admin portion of the program. There was a deficit of \$30K in the restricted area of the program, which is the HAP money. When we go over like this, we tap into our HUD reserves and adjust our budget.

### **Planning & Development Report**

There weren't many changes from last month, however, because we have an obligation date of May 11<sup>th</sup>, the Tinsley Manor exterior renovations will come from previous grant years so that we don't lose the funds. We will have to have a special called meeting to approve the contract. The work is out on the street now.

### **Management Report**

Lisa Willingham, Director of Operations, reported that the occupancy in February was 94.51 and we are anticipating 96% in March.

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

Antionette Tatum, HCV Coordinator, reported that the month of February closed with 497 vouchers and she is currently at 510. She is getting ready to start working on SEMAP.

**Resident Services Report**

Our resident services program is sort of in a state of flux, since we are changing the way we deliver the services. The report is being readjusted. Our new resident services committee will include Ms. Willingham, Mrs. Tatum, Mr. Copeland, and Mr. Thornton. We will also hire a public housing resident services specialist soon. The board should see the report evolve within the next few months.

**Other Business**

There was no other business.

**Public Comment**

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

**Executive Director's Comments**

Mr. Fortner informed the board that we are projecting our PHAS score to be above the substandard level. Also, our SEMAP score should be higher as we met a goal that we previously got no points on.

**Adjournment**

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