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ALACHUA COUNTY HOUSING AUTHORITY

BOARD OF DIRECTORS MEETING MINUTES Regular Meeting held March 4th, 2026 @ 5:00PM

Held at ACHA Administrative Office located at 703 NE 1st Street, Gainesville, FL 32601

Present: Chairperson Sheldon Packer; Vice Chairperson Debra Martin-Back; Commissioner Kali Blount; Commissioner Tyrone Johnson (via video chat); Alternate Commissioner Michelle Beans (enters late); Tenant Commissioner Nicole Graham (enters late); Executive Director Amanda Nazaro; Chief Financial Officer Kori Allen; Director of Operations Ron Hall; Director of Maintenance Robert Cortes; Director of Public Housing Ebony Harrington; Director of Voucher Programs Kasey Nelson; Staff Rodney Davis and Catherine Hanner; ACHA Attorney Ric Gilmore **Absent: Public:**

1. **Call to Order and Introductions at 5:00 PM**
2. **Approval of this Agenda: Resolution #03042026A**

Chairperson Packer asks if there are any corrections or comments. **Vice Chairperson Martin-Back MOVES** to approve the agenda. **Commissioner Blount 2nd**. Roll Call Vote taken and the agenda was accepted unanimously.

Tenant Commissioner Graham Enters

3. **Public Comments: None**
4. **Approval of Minutes: Resolution #03042026B**

Chairperson Packer asks if there are any corrections or comments. **Vice Chairperson Martin-Back MOVES** to accept the February 4th, 2026 General Meeting Minutes. **Commissioner Blount 2nd**. Roll Call Vote taken. February 4th, 2026 General Meeting Minutes accepted unanimously.

5. **Financial Reports**
 - a. **Approval of December 2025 Financial Statements: Resolution #03042026C, Presented by Kori Allen, CFO**

Mrs. Allen states that these financials are after all the year-end entries have been put on the books. Mrs. Allen mentions that the unaudited submission for REAC has been submitted and is under review, though it appears that ACHA received all their points. Mrs. Allen states that ACHA and herself are being intentional, but mindful, of the use of the reserve funds. Mrs. Allen points out that the end-of-year total net loss was over half a million dollars, but that if you go up a touch to look at the depreciation expense, it's almost completely from this loss. There was also an anticipated net loss due to the use of reserve funds. Mrs. Allen mentions that ACHA is still doing

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fine, with close to 4 million dollars in unrestricted reserves in the bank. Mrs. Allen states she will be keeping an eye out on is the allocated overhead, as ACHA was over 100k over budget in this area last fiscal year. Mrs. Allen contributes this to salaries and how they are separated out into different funds; as a whole we were under budget on salaries by 200k, it was just who was allocated the expense. Another unanticipated expense was new computers throughout the office as well as a new security system.

Commissioner Blount asks about what ACHA plans to do with the old computers, to which **Mrs. Nazaro** states that there are a variety of potential uses for them, including use at the Merrillwood property community room, use at the 2 upcoming properties, and amongst the multiple property management offices as they begin to be used as the properties begin to come online. **Commissioner Blount** revisits the total net income (loss) line and states that while ACHA may have gone over half a million dollars over budget, it was still 700k less than anticipated. **Commissioner Blount's** next remark is in regards to the line labeled HAP Expense and what that was. **Mrs. Allen** states that that is the HAP paid on behalf of the clients in the Partners in Hope program through the county. This was something that she did not "budget" for since it's historically a temporary program is local funded versus federally funded. **Commissioner Blount's** last remark was a question in regards to the Capital Transfer In and Out. **Mrs. Allen** explains that she does an equity transfer out of the grant and puts it into the public housing account to hold for the life of the use of the funds.

Mrs. Allen also wants to mention that as of March 1st, 2026 the property management side of things has transitioned from being under the ACHA umbrella to being under the new LLC (Alachua Housing Developer, LLC) and to the new Buildium platform. This would include the units at the SRO, Sunshine Inn, NSP, and the new upcoming properties.

Chairperson Packer asks if there are any further questions or comments. **Commissioner Blount MOVES** to approve December 2025 Financials. **Tenant Commissioner Graham 2nd**. Roll Call Vote taken. December 2025 Financials accepted unanimously.

6. Old Business: None

7. New Business:

a. Approval of Additional Vendors for General Labor Unit Turn Contract: Resolution #03042026D, Presented by Robert Cortes, Director of Maintenance

Mr. Hall states that while ACHA has several general labor unit contracts active at this time, it has been determined that ACHA needs at least 1 more. **Mr. Cortes** states that in the end, 2 bids were evaluated. One of the bidders did not follow instructions and the 2nd company had numbers and prices very similar to the current contract holders. ACHA is requesting the board's approval of Jaederrio Robinson for the General Labor Unit Turn Contract.

Commissioner Blount asks how the cost of an additional contractor compares to the cost of adding additional maintenance employees. **Multiple Attendees** respond with a myriad of responses, including that it would not be cost efficient due to the extensivity of the unit turn work being done and the specialized employees and tools that would be needed.

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Chairperson Packer asks if there are any further questions or comments. **Tenant Commissioner Graham MOVES** to approve Jaederrio Robinson as an additional vendor for the General Labor Unit Turn Contract. **Commissioner Blount 2nd**. Roll Call Vote taken. Approval of Jaederrio Robinson as an additional vendor for the General Labor Unit Turn Contract accepted unanimously.

- b. **Approval to Proceed with Demolition and Redevelopment of Merrillwood Neighborhood (46 Units): Resolution #03042026E, Presented by Amanda Nazaro, Executive Director and Ron Hall, Director of Operations**

Mrs. Nazaro states that getting the Board's approval is the next step in the process of preparation for Phase II of Merrillwood. This new development will have 180 family units, broken into 2 90-unit rounds. Once the board approves the demolition and redevelopment, the next step will be submitting the SAC application. **Mr. Hall** states that once all the documents are compiled for submission, it will be brought back before the board for approval of submission of the SAC application.

Chairperson Packer asks if these tenants are going to be moved, to which, **Mr. Hall** states that they will be moved at a much later date and that after a certain point, units will not be re-leased. **Mr. Hall** was also asked what tax credit application ACHA would be applying for, to which the response was the 9% tax credit as the 4% tax credit would just not be enough to make the endeavor financially feasible this year.

CFO Allen states that we may need to make sure that the wording is correct between demolition and disposition.

Commissioner Blount asks if ACHA has gone to the city or county for funding. **Mrs. Nazaro** states that we recently got money for the application fee for the last application from the county. **Mrs. Nazaro** states that ACHA will be once again applying this year. **Commissioner Blount** also encourages attendees to attend other committee meetings in regards to housing and finance.

Chairperson Packer asks if there are any further questions or comments. **Vice Chairperson Martin-Back MOVES** to approve the Demolition and Redevelopment of Merrillwood Neighborhood (46 Units). **Tenant Commissioner Graham 2nd**. Roll Call Vote taken. Approval of the Demolition and Redevelopment of Merrillwood Neighborhood (46 Units) accepted unanimously.

Alternate Commissioner Beans Enters

- c. **Approval of the Sale/Disposition of Linton Oaks Neighborhood (16 Units): Resolution #03042026F, Presented by Amanda Nazaro, Executive Director and Ron Hall, Director of Operations**

Mrs. Nazaro starts by explaining that back in 2022 there was a complete rehab done on the Linton Oaks units that unfortunately, created new issues that are not financially feasible to rehab (per the reprocured cost estimates). At this time, all 16 units in Linton Oaks sit vacate due to these issues. In addition, it has been determined that the site is not feasible for a rebuild. ACHA has made the decision that it is best to sell the Linton Oaks units and is bringing this request to the board.

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Mr. Hall states that the cost to rehab these units is greater than the value of the units at this time. Mr. Hall states that ACHA should not have any issues with selling the properties when the times comes as we have already had people voicing interest. The money that would come from this sale would go toward other housing permits to create housing in other areas. Once the documents are compiled and the appraisal numbers are received, the approval of SAC application submission will be brought back before the board for final approval.

Commissioner Blount asks about options related to recouping funds from the 2022 rehab project contractors, to which **Mr. Hall** states that there is no recourse at this point in time.

Chairperson Packer asks if there are any further questions or comments. **Vice Chairperson Martin-Back MOVES** to approve the Sale/Disposition of Linton Oaks Neighborhood (16 Units). **Tenant Commissioner Graham 2nd**. Roll Call Vote taken. Approval of the Sale/Disposition of Linton Oaks Neighborhood (16 Units) accepted unanimously.

8. Secretary's Report

Mrs. Nazaro starts with a brief report about the FARHO event that she attended in Tallahassee the previous week. Mrs. Nazaro states that Hill Day was really interesting and they got to hear from many different representatives including one from Ron Desantis's office. Mrs. Nazaro also states that she brought information and documents for anyone who would like copies. Mrs. Nazaro states that there was also a presentation call from Assistant Secretary for the Office of Public and Indian Housing, Ben Hobbs, where he described some of his initiatives for HUD such as no ineligible citizens living in households, housing term limits, work requirements, consolidation of housing authorities, and no shortfall bailouts. There were also discussions on the NSPIRE, conversion of Public Housing to PBV units, public record requests, salaries and benefits, and much more.

Mrs. Nazaro moves on to talk about the site visits the previous day at the new county owed properties as they are getting ready to finally come online in April and has brought back pictures for the Board to view. The Scottish Inn will now be called Forest Edge; this property will have 31 0-bedroom units that rent at \$950/month all inclusive. The other property, Budget Inn, will now be called East Tumblyn Creek; this property will have 36 units that are mainly 1-bedroom units that rent at \$1,075/month all inclusive. This property will also have a community center and a coin operated laundry facility. There will be office space on site as well and there will be other agencies with offices and case managers on site.

- a. **Capital Fund Report: None**
- b. **Public Housing Occupancy Report: Presented by Ebony Harrington, Director of Public Housing**

Ms. Harrington states that for the month of March, ACHA has 21 HUD-Approved Vacancies and 2 non-HUD Approved Vacancies for an occupancy rate of 99.14% for March and 98.71% for the year.

- c. **Housing Choice Voucher Program Report: Presented by Kasey Nelson, Director of Voucher Programs**

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Mrs. Nelson states that the HCV Program has 407 total vouchers, with 398 leased, 0 issued and none available. Mainstream Program has 208 total vouchers, with 195 leased, 0 issued and none available. HUD-VASH has 533 total vouchers with 404 leased, 26 issued, and 103 available vouchers. ACHA is fully leased up on Tenant Protection, TBRA, and Foster Youth Initiative Program. ACHA has 7 of the 7 Partners in Hope families leased up. ACHA has 27 HCV Port-Ins, 1 MS5 Port-In, 1 FYI Port-In, and no HUDVASH Port-Ins.

Commissioner Blount makes mention of a recent conversation he had with David Scoates at an event in which he offered ACHA's assistance in getting more veterans housed.

9. Commissioner's Comments/Public Comments

Chairperson Packer: Commissioner Packer mentions that he will be having several procedures in the upcoming month and may be chairing the April board meeting from his hospital bed.

Vice Chairperson Martin-Back: None

Commissioner Johnson: None

Commissioner Blount: None

Alternate Commissioner Beans: Alternate Commissioner Beans apologizes for being late due to traffic diversions and delays.

Tenant Commissioner Nicole Graham: None

10. Future Scheduling:

Next ACHA Board of Directors meeting is Wednesday, April 1st, 2026, at 5:00PM, at ACHA.

11. Adjournment of the Meeting:

Chairperson Packer asks for motion to adjourn. Adjournment at 5:51pm.