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# ALACHUA COUNTY HOUSING AUTHORITY

## BOARD OF DIRECTORS MEETING MINUTES Regular Meeting held April 1<sup>st</sup>, 2026 @ 5:00PM

Held at ACHA Administrative Office located at 703 NE 1<sup>st</sup> Street, Gainesville, FL 32601

**Present:** Chairperson Sheldon Packer (via video); Vice Chairperson (acting as Chair) Debra Martin-Back; Commissioner Kali Blount; Tenant Commissioner Nicole Graham; 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; Attorney Paul Quin **Absent:** Commissioner Tyrone Johnson, Alternate Commissioner Michelle Beans **Public:** CJ King from King's Heating and Air

### 1. Call to Order and Introductions at 5:00 PM

**Acting Chair Martin-Back** states that there will be no official meeting as there is not quorum in the board room. **Acting Chair Martin-Back** states there can be brief discussions over the non-resolution items, but there will be no voting tonight.

### 2. Public Comments:

CJ King from King's Heating and Air came in to speak as they are the contractor being brought before the board for approval for the Archer HVAC project. **Mr. King** states that King's Heating and Air is a local, family-owned Class-B Licensed business. The business is owned by himself and his brother, with a team of 20 full-time individuals, with 4 full-time service techs and 4 full-time install crews. King's Heating and Air completed the Rocky Point HVAC project a few years back and states that his company has the capacity to hold a project of this size. Mr. King states that this project is a 30-unit project that should be about the same scope of work and timetable as the Rocky Point project that was finished in around 2 months. The project will consist of 30 new units with new ductwork, including new boots, grills, and returns. Mr. King states that the only thing different about this project was the bonding requirement, which has been secured and just waiting on the official contract before sending that over.

### 3. Discussion About 501(c)3 Formation Mentioned on the Agenda

**Acting Chair Martin-Back** asks **Executive Director Nazaro** to give a brief summary of the purpose behind forming another 501(c)3. **Mrs. Nazaro** states that one of the reasons behind the desire to create another 501(c)3 is to be able to apply for more grants and funding opportunities to bring in unfederalized dollars. Mrs. Nazaro adds that she has been in conversation with safety and security grant writing to help us get insurance compliant in regards to the new requirements for cameras and such. This 501(c)3 would give him the ability to secure funding through new avenues. It would be used as an instrumentality to separate from the Housing Authority for private property management. This would keep it much cleaner for ACHA. This would be in line with the switch of those properties to the new Buildium platform.

**Acting Chair Martin-Back** asks Mrs. Nazaro if this 501(c)3 would be entirely separate from the development 501(c)3 for development, to which **Mrs. Nazaro** confirms.

**Commissioner Blount** asks who the board for that 501(c)3 would be, to which **Acting Chair Martin-Back** and **Executive Director Nazaro** both state it would be this board.

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**Kori Allen, CFO**, adds that ACHA originally wanted to go the LLC route, however, they were unable to obtain the tax-exemption on that as that is our developer entity and we do not want to change the intention of the formation of that entity. Having a 501(c)3 is much easier to get those tax-exemptions on there and such.

**Commissioner Blount** mentions his dream for the agency to become more like the former Denver Housing Authority, as they now have exceeded federally funding with other funding. **Chair Packer** speaks on his dream of building an area to bring aging-out and run away foster children together to provide them housing and services.

#### 4. Old Business:

##### a. Update on Merrillwood and Linton Oaks Neighborhood SAC Applications: Presented by Ron Hall, Director of Operations

**Mr. Hall** starts by saying that the Linton Oaks SAC Application Prep is going a little faster than Merrillwood. Mr. Hall states that both properties have had some asbestos surveys completed and that tomorrow he has some more on site steps to complete at the Linton Oaks property. Mr. Hall states he also already has received the appraisal for the Linton Oaks properties. Mr. Hall also states that the RAB meetings have been held.

#### 5. Secretary's Report: Presented by Amanda Nazaro, Executive Director

**Mrs. Nazaro** states that on Monday she attended a COC Housing Forum Summit, that Commissioner Blount was also in attendance for. However, Mrs. Nazaro states she had to miss a portion of this Forum as she had a meeting during that time with Alesia Scott Ford, Jacksonville Field Director, as well as the Regional Administrator for Region IV, Denise Cleveland-Leggett. Some of their big points included encouraging tenants to work whenever possible, tenancy term limits for able-bodied families. There was also a HUD Affordable Housing Roundtable on Tuesday that Commissioner Blount was also in attendance for. Mrs. Nazaro mentions that something that is being discussed is the potential re-purposing of the soon-to-be closed Foster Elementary to housing many agencies and resources in one place to be a "one-stop-shop" for the communities in need.

Mrs. Nazaro also mentions that she recently joined a new board that is led by Theresa Beachy with the Center for Nonprofit Excellence and realtor Adam Gurske. Her first meeting she will attend will be the April 14<sup>th</sup> meeting.

Mrs. Nazaro states she is also cultivating relationships with other individuals, such as Cornelius Dunmore who works over at Gainesville Housing Authority and is the head of their Elite Training Force Center. Mrs. Nazaro does warn though that before ACHA starts thinking about enforcing a work requirement, that once an individual begins making above a certain level of income, all the other resources disappear all at once. That leaves these individuals with a severe disadvantage towards success. This means we need to look at ways to offset these disadvantages such as childcare centers in our neighborhoods as she finds it essential that our communities are able to provide what the tenants need to be successful working. The work requirement is still a "May" with HUD so we have time to come up with creative solutions to these problems. Mr. Hall is also attending a training in the upcoming week about encouraging tenants towards apprenticeship programs that could give them life-long careers.

**Acting Chair Martin-Back** mentions many of the different housing authorities are currently coming together to bring before GACAR a program for down-payment assistance.

**Commissioner Blount** asks about the term limits, to which **Mrs. Nazaro** states that HUD is really trying to get away from the generational housing effect. **Acting Chair Martin-Back** also states that they are trying to get input in what agencies feel are reasonable term limits and how to implement these term limits. Currently, they are leaning towards 2-3-year term limits, however, many feel that is not a long enough time frame for individuals to get through a program, on their feet, and sufficient. Mrs. Martin-Back states that we are also tasked with finding ways to ensure that the resources don't just stop immediately because you hit this level, that they are phased out to allow individuals to not fail as they are

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stepping out. **Mrs. Nazaro** also states that it won't affect our VASH PSH program, and it won't affect our disabled/elderly individuals. This would include the full Mainstream Program and probably roughly 30% of the remaining Housing Choice Voucher Program participants, as well as a good percentage of our Public Housing participants would be considered fixed income and unaffected. In addition, it would not affect the property management side of the house. **Acting Chair Martin-Back** states that there is also discussion about creating a fund that if for some reason they couldn't make a payment or need some sort of resource within the 6-months after their graduation phase, they can get that assistance rather than immediately find themselves in a position that they can't handle.

**Commissioner Blount** also asks about exemptions/extensions that would be given in case of adults who are caregivers, to which the response was most definitely along with several other exemptions.

#### 6. Future Scheduling:

There will be an Emergency ACHA Board of Directors meeting on Monday, April 6<sup>th</sup>, 2026, at 5:00PM, in the Alachua County Housing Authority Conference Room, to vote on the resolutions that were unable to be voted on tonight due to lack of quorum. This board meeting is scheduled based off of current Commissioner availability to ensure quorum will be achieved. The contracts on the agenda for the county must still be presented and approved by the County's board before they bring it before the Council so they need these very soon. This would also allow Mr. Hall the 48-hour required notice timeframe to re-notice the meeting to the public.

#### 7. Capital Fund Report: Presented by Ron Hall, Director of Operations

**Mr. Hall** states that ACHA will be reprocurring out the Archer Septic Project due to the quantity and quality of the bids received at this time.

##### a. Public Housing Occupancy Report: Presented by Ebony Harrington, Director of Public Housing

**Ms. Harrington** states that for the month of April, ACHA has 20 HUD-Approved Vacancies and 4 non-HUD Approved Vacancies for an occupancy rate of 98.29% for April and 98.61% for the year.

##### b. Housing Choice Voucher Program Report: Presented by Kasey Nelson, Director of Voucher Programs

**Mrs. Nelson** states that the HCV Program has 412 total vouchers, with 396 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, 29 issued, and 100 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.

**Amanda Nazaro, Executive Director**, would like to also give an update on the Partner's in Hope program. Previously, ACHA staff believed that they would be receiving \$300,000 over the course of the 2-year contract, as was the previous arrangement. However, it has recently been brought to staff's attention that the actual terms of the contract are \$300,000 a year. This means that ACHA can assist more families and will begin to do so soon!

**Mrs. Nazaro** also mentions that ACHA has yet to receive their budget from HUD which means that we are at a standstill on issuing or absorbing any vouchers at this time that are not VASH vouchers due to current shortfall. Mrs. Nazaro states that if ACHA were to over issue, we would have to then terminate families currently receiving assistance and that is something we never want to do. In addition, ACHA currently only has \$75,000 in reserves as HUD did take back everything over that was not being utilized as feared for some time. Mrs. Nazaro states that we should know the budget sometime around June.

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**Mrs. Nazaro** also mentions that the VA is doing a huge HUDVASH push with the intent to house the 86 currently homeless veterans by the end of 2026. To help with this, there will be another surge event in in April or May. **Commissioner Blount** asks about the consistency of the veteran referrals, to which the response was an average of roughly 3 veterans a week, with some weeks seeing more. However, there is also several turnovers and terminations that make the growth seem stagnant sometimes. Some of those are successes, however some are due to non-compliance, abandonment of unit, lease violations, or them not being ready for that level of responsibilities. **Tenant Commissioner Graham** mentions how many people’s insurances will cover a home health aide that will assist disabled individuals with some of their everyday tasks.

**Ebony Harrington, Director of Public Housing**, steps in the give more information on the upcoming Education Literacy Event in partnership with the Education Foundation. Ms. Harrington states that in conjunction with Gainesville Housing Authority and the Education Foundation, there will be an event hosted from the Cade Museum that will educate parents on the importance of early, at-home literacy education, as well as teach them how kid’s learn at that age and techniques they can use at home and a book initiative where they can actually take books home with them. This event is scheduled for Saturday, May 9<sup>th</sup>, 2026. The time is still being ironed out based on what is determined to work best for families, along with some of the details such as whether there will be a provided breakfast vs lunch, along with some other incentives for attending to get involved at this early stages. **Commissioner Blount** agrees that early “lap time with books” is an essential step for early development.

#### 8. Commissioner’s Comments/Public Comments

**Chairperson Packer:** Thanks the board and staff for the flowers and for checking in on him. He appreciates that everyone cares.

#### 9. Adjournment of the Meeting:

**Vice Chairperson Martin-Back** asks for motion to adjourn. Adjournment at 5:34pm.

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