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**ALACHUA COUNTY HOUSING AUTHORITY
BOARD OF DIRECTORS MEETING
MINUTES**

Regular Meeting held on June 1, 2022 @ 5:00PM

Located at ACHA administrative office located at 703 NE 1st Street, Gainesville, FL 32601

Present: Chairperson Sheldon Packer; Vice Chairperson Debra Martin-Back; Commissioner Latonya Porter; Tenant Commissioner Rudolph Vaughan; Executive Director Ken Armstrong; Chief Financial Officer Kori Allen; Director of Operations Ron Hall; HCV Director Amanda Nazaro; Staff Rodney Davis; Staff Ebony Harrington; **Absent:** Commissioner Kali Blount; Alt Commissioner (pending appointment); Alt Tenant Commissioner (pending appointment). **Public:** Vanesa Henry, Lisa Jenkins and Quenisha Johnson

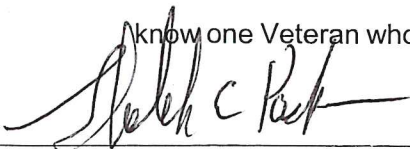
1. Call to Order and Introductions 5:00PM

2. Approval of this Agenda


Resolution #06012022A – Chairperson Packer calls for discussion or comments. **Vice Chair Person Martin-Back MOTION** to approve the agenda as is. **Tenant Commissioner Vaughn 2nd**. Roll Call Vote taken. Agenda accepted unanimously.

3. Public Comments

Lisa Jenkins, Public – Voiced concerns about the upcoming Merrillwood development noting that there have been town hall meetings with a number of questions. She stated that ACHA and the City of Alachua are not focusing on the resident as many were born and raised in Alachua and some have been in Merrillwood for quite some time. She went on to state that many residents are scrambling to find housing due to the development. Ms. Jenkins advised that she mentors a majority of the kids in Merrillwood and has received text messages from kids asking her to help their parent from being displaced. She went on to state that a number of kids are going to be displaced, but the focus is not on this, but rather on senior citizens and Veterans. Ms. Jenkins stated that she is active in many Veteran groups and she does not know one Veteran who would happy with the decisions ACHA has made to displace residents.



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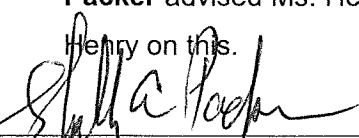
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
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She advised that ACHA owns five acres and questioned why wasn't this area used for this development. **Chairperson Packer** advised that those five acres a retention pond area. Ms. Jenkins replied that she spoke with someone and this area was supposed to be utilized later. Ms. Jenkins then asked why were families being displaced to replace them with Veterans and seniors. **Chairperson Packer** advised that a number of families have already taken vouchers. He noted that there will be a large increase of baby boomers retiring over the next four years and there is a short period of time to build to capacity. **Chairperson Packer** also stated that the goal is to make housing better. Ms. Jenkins advised that she is speaking directly with families regarding their concerns/views. She stated that the three families that are already leased, were moved from Merrillwood to Harbor Cove and on the same days that they moved there were shootings. Ms. Jenkins advised that there was another family who lived in Merrillwood that was moved to Waldo and this family works in Alachua and their children go to school in Alachua. Ms. Jenkins advised that she wanted the BOD to know that these are real people. She went on to state that she is a Veteran who has served this country, she works here (Alachua), provides jobs, mentors kids here and voiced concerns with people making these decision never actually coming to/spending time in Alachua. **Chairman Packer** advised Ms. Jenkins that her time was up, and advised that we will work to review each of her concerns.

Vanessa Henry, Public – Advised that she is a resident of the Public Housing, Waldo neighborhood and that she was the Vice President of the ACHA Housing Board (RAB). She stated that she was born and raised in Merrillwood and has been with Ms. Jenkins searching for housing for these families (Merrillwood development). Ms. Henry advised that she was here to review concerns with recent bear sightings in the ACHA Waldo community. She advised that she has concerns for the mom with her six month old in her arms coming out at 12:30 at night not knowing that there is a bear waiting by her vehicle. Ms. Henry advised that she would like a notice issued immediately to all residents regarding the bears. She advised that the bears are coming from in front and behind the unit. Ms. Henry stated that she would like to see what measures can be taken to help deter the bears and noted trash being an issue and possible issuance of trashcans that bears are not able to get into. She also suggested fencing for the front and back of the units and reiterated her concern for safety. **Chairperson Packer** advised Ms. Henry that her time was up. **Ron Hall** advised that he will work with Ms.

Henry on this.


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Quenisha Johnson, Public – Advised that she had a few questions about the Merrillwood development. Ms. Johnson advised that she is a current Merrillwood resident and had concerns about the integration of Merrillwood with the new development and how the construction would affect those residents still there. She additionally inquired about once the development is completed if current Merrillwood residents would have access to the amenities that will be in the new development. Ms. Johnson noted that residents were advised that they would not have access to the amenities and later were advised that they would, so she would like clarification. Ms. Johnson lastly inquired about the possibility of a Phase II and what that would look like regarding the target area and construction. **Chairperson Packer** advised that currently there were no funds available to build a Phase II and that this project was only doable because of a tax credit. **Ken Armstrong, ED**, advised that at this point in time the indoor amenities such as the yoga studio, a small computer lab won't be accessible, but that they were hopeful to put the same amenities in the Merrillwood substation. He noted that they are going to try and match those particular amenities, computer lab and small space to exercise. Mr. Armstrong noted that in regards to the exterior amenities, they are looking to have time set aside for residents rather it be a tennis court similar amenity. Mr. Armstrong advised that it has not be quite determined yet, but that they are looking to try and match those scenarios to the best of their abilities. Mr. Armstrong noted that they are speaking with the City regarding a possible playground and they are working with the City to make sure that the current playground is maintained as well. Mr. Armstrong noted that in regards to construction, that they would do everything possible to ensure that current residents are not inconvenienced. Lastly, Mr. Armstrong noted that in our vision 2030 we have a plan to rehab/modernize all of our units however, we do not have funding available. He reiterated that the goal is to provide tenants with a great product, and that he would keep her updated on the amenities.

4. Approval of Minutes

Resolution #06012022B – Chairperson Packer asks if there are any corrections or comments. **Vice Chairperson Martin-Back MOTION** to accept May 4, 2022, General



Signature/Date



Signature/Date

Meeting Minutes. **Tenant Commissioner Vaughn 2nd.** Roll Call Vote taken. May 4, 2022, General Minutes accepted unanimously.

5. Financial Reports

Resolution #06012022C – Kori Allen, CFO, reviewed/opened the floor for questions on the March 2022, Financial Report. She noted that she anticipated that we would be receiving 10 Tenant Protection Vouchers from HUD to use for the displaced individuals out of Merrillwood, so the BOD would see that new funding in April.

Chairperson Packer asks if there are any corrections or comments. **Tenant Commissioner Vaughn MOTION** to approve March 2022, Financial Statements. **Commissioner Porter 2nd.** Roll Call Vote taken. March 2022, Financial Statements accepted unanimously.

6. Old Business


None

7. New Business


- a. **Resolution #06012022D – Ron Hall, DOO** reviewed the June disposal list advising that there are 4 refrigerators, 2 water heaters, 2 condensers, 2 air handlers and 25 phones. He also noted that there were no bids on the disposal from last month, so it will be going back out again.

Chairperson Packer asks if there are any corrections or comments. **Vice Chairperson Martin-Back MOTION** to approve June 2022, Disposal. **Commissioner Porter 2nd.** Roll Call Vote taken. June 2022, Disposal accepted unanimously.

- b. **Resolution #06012022E – Security Cameras – Tabled**



Signature/Date



Signature/Date

DISCUSSION: Ken Armstrong, ED noted that they would bring this back before the BOD when the procurement was back, but it was the instillation of 88 cameras at all of our neighborhoods besides Alachua.

8. Secretary's Report

- a. **Capital Fund Report: Ken Armstrong, ED** advised that we received our 2022 CFP and that it was the largest amount that we ever received with bonus points for being a High Performer totaling around \$995,000.00. He noted that with this funding, we hoped to do driveway repairs, road repairs, kitchen and bath remodels, new exterior doors, new plumbing, hardwire smoke detectors and COs, new range and refrigerator for all the units, etc.
- b. **Public Housing Occupancy Report: Ken Armstrong, ED** advised that Public Housing currently has 4 vacancies so, in order to stay within range we will need to stay at 3 to be at 98.1%.
- c. **Section 8 HCV Report: Amanda Nazaro, HCV Director**, reviewed the Section 8 program noting that there are 385 of 402 vouchers in use, with 34 vouchers on the street and none available. She advised that there are still plans to open the waitlist in September/October this year. Mrs. Nazaro advised that under the Main Stream program there are 186 vouchers in use out of 198 with 19 issued and actively looking. She went on to state that under the HUD-VASH program the weekly average of intake was finally increasing. Mrs. Nazaro stated that they had 11 lease-ups under this program, but 10 terminations due to graduation and program terminations. Under the Foster Youth program, she stated that 3 of 3 families were still housed and the program was going well. Under the TBRA program, she stated that 18 of 25 families were still housed, with only around 6 months left of the program. Mrs. Nazaro noted that this was only a 24-month program, so we will start to see the numbers go down as we close in on the completion of the program. She advised that there were 11 port-ins and that they were starting to see an increase in that area. Finally, she reviewed the project with the County where they hopeful to receive around \$200,000.00 to assist with housing 10 families in conjunction with Family Promise. She advised that this program would be a 2-year program that would possibly start up in June.



Signature/Date



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DISCUSSION: Commissioner Porter inquired about the definition of 'On the Street' when referencing vouchers. Mrs. **Amanda Nazaro, HCV Director**, advised that this means individuals with vouchers who are actively searching for a unit. **Commissioner Porter** asked how are those families being assisted through the search process, to which Mrs. Nazaro stated that we provide all clients with a list of every landlord that we work with which serves as a good starting place. Additionally, she stated that they continue to review and update their list of landlords as well as seek out new landlords attempting to build a real time database to serve those searching for housing. **Commissioner Porter** stated that even with the database what she has found as she has been searching is that landlords require you to make 3 times as much as the rent regardless of the voucher amount. **Commissioner Porter** asked if there was something in place to help clients get around this. Mrs. Nazaro advised yes, there is an ordinance in place by the City/County that states that landlords can only request that you have income to support 3 times your portion of the rent. Mrs. Nazaro went on to state that she provides this information to tenants searching as well as a Rent Calculation Worksheet that lists their income, what their voucher is and what they qualify for. Lastly, Mrs. Nazaro noted that there are times where staff will put in a call to advocate for clients when landlords may have questions regarding this matter. **Vice Chairperson Martin-Back** inquired if they clarified the ordinance to state that it is 3 times their portion as initially this was questioned in part of the origination of the ordinance. Mrs. Nazaro stated that there is a lot of push back on zero income households, but the ordinance still stands (3 times their portion).

9. **Discussion of Vision 2030 ACHA Projects – Ken Armstrong, ED**, reviewed a previous discussion on a Housing Choice Neighborhood Grant noting that he is still in a research/ planning stage, but hopeful to use these funds in the Phoenix and Rocky Point area. He noted specifically within the Phoenix area it would bring in new units, possibly a Publix, small businesses, a coffee shop, etc. He noted that it would be around \$1,000,000.00 grant to be matched by the City and County and a collaborative effort across different agencies/programs.

10. **Commissioners Comments/Public Comments**

Chairperson Packer: No Comment



Signature/Date



Signature/Date

Vice Chairperson Martin-Back: Advised that there is an Affordable Housing workshop on the 8th and 9th.

Commissioner Blount: Absent

Commissioner Porter: Ms. Porter advised that her grandson will be born July 4th, 2022 and she will not be present at the next BOD meeting.

Tenant Commissioner Vaughan: No Comment

Alt Commissioner: Vacant

Alt Tenant Commissioner: Vacant

STAFF: N/A

PUBLIC: N/A

10. Future Scheduling:

Next ACHA Board of Directors meeting scheduled for Wednesday, July 6, 2022 at 5:00PM at ACHA.

11. Adjournment of the Meeting:

Chairperson Packer asks for motion to adjourn. Adjournment @ 5:42 PM



Signature/Date



Signature/Date