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ALACHUA COUNTY HOUSING AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
Regular Meeting held on July 5th, 2023 @ 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 Kali Blount (*enters after introductions*); Commissioner Rudolph Vaughan; Executive Director Ken Armstrong; Chief Financial Officer Kori Allen; Director of Operations Ron Hall; Deputy Director Amanda Nazaro; Staff Rodney Davis; Staff Catherine Hanner; **Absent:** Commissioner Latonya Porter; Alt Commissioner (pending appointment); Alt Tenant Commissioner (pending appointment); Staff Ebony Harrington **Public:** N/A

1. Call to Order and Introductions @ 5:00 PM

2. Approval of this Agenda

Resolution #07052023A– Chairperson Packer calls for discussion or comments. **Commissioner Martin-Back MOTION** to approve the agenda as is. **Tenant Commissioner Vaughn 2nd**. Roll Call Vote taken. Agenda accepted unanimously.

3. Public Comments

None

4. Approval of Minutes

Resolution #07052023B – Chairperson Packer asks if there are any corrections or comments. **Vice Chairperson Martin-Back MOTION** to accept June 7, 2023, General Meeting Minutes. **Tenant Commissioner Vaughn 2nd**. Roll Call Vote taken. June 7, 2023, General Meeting Minutes accepted, unanimously.

5. Financial Reports

Resolution #07052023C– Kori Allen, CFO, reviewed April 2023, Financials. Mrs. Allen commented on options being considered for the loan with the Sunshine Inn such as refinancing the loan or paying down the principle on the loan. **Vice Chairperson Martin-Back** advises against refinancing at this time as current interest rates are around 7% and ours is 4.5%. **Mrs. Allen**

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suggested going with paying down \$50,000 on the principle and suggested waiting until the CDs coming up in July come through so we know we have the extra cash. **Chairperson Packer and Vice Chairperson Martin-Back** agreed that paying down the principle was a good idea. **Mrs. Allen** mentioned the new maintenance inventory warehouse going in at the Sunshine Inn as well as a property manager's office. **Executive Director Ken Armstrong** discusses charging the Public Housing department fair market rate rental for the storage space to get more de-federalized dollars to be able to continue to fix it up and pay it off. He also discussed how the Sunshine Inn is doing what is was meant to do.

DISCUSSION: Chairperson Packer suggests that we consider getting veteran peer counselors for these veterans to talk to. **Vice Chairperson Martin-Back** suggests reaching out to volunteer service agencies first. **Chairperson Packer** states veteran suicide rates and the importance of these individuals having someone they can talk to. **Vice Chairperson Martin-Back** has a question for Mrs. Allen on the budget for Public Housing and how it concerns her that we only have \$113,000 in the bank account but yet we have liability of almost \$117,000. **Mrs. Allen** said that this is because the new move ins are on payment plans but we book the full \$500 liability and the deposit runs through a re-payment agreement. This can be found inside of the formal agreements under account receivable. The full \$500 gets booked upon move in; they put \$200 down and then make payments of \$50/month. Mrs. Allen states that often tenants use their utility reimbursement to go directly towards this so we immediately get our money. The new move ins this year make up about \$3000 of receivables. **Vice Chairperson Martin-Back** asks is there somewhere that breaks this down because that is one of those escrow accounts that should be tied out perfectly. **Mrs. Allen** states she keeps spreadsheets to tie it out and she can provide them next time for the chair members to see.

Chairperson Packer asks if there are any questions or comments. **Vice Chairperson Debra Martin-Back MOTION** to approve April 2023 Financials. **Tenant Commissioner Vaughn 2nd**. Roll Call Vote taken. April 2023 Financials accepted unanimously.

6. Old Business

None.



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7. New Business

- a. **Resolution #07052023D**– Ken Armstrong, ED reviewed the approval of disposal. There are 5 refrigerators, 5 stoves, 2 water heaters, 1 washer, and 6 PTAC units from the Sunshine Inn for a total of 19 units.

Tenant Commissioner Vaughn MOTION to approve disposal. **Vice Chairperson Martin-Back 2nd**. Roll Call Vote taken. Approval of Disposal accepted unanimously.

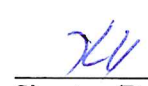
- b. **Resolution #07052023E** – Ken Armstrong, ED states we have TAR write offs for the Public Housing Department in the amount of \$10,554.24. The board has been provided the list of the clients that are in question. Mr. Armstrong mentions you will see a lot of the charges are legal fees and unreported income charges/late fees/rents, etc. These are individuals who are all out of our units and have been for at least 30 days.

Chairperson Packer asks if there are any questions or comments. **Vice Chairperson Debra Martin-Back MOTION** to approve these TAR write-offs. **Tenant Commissioner Vaughn 2nd**. Roll Call Vote taken. Approval of TAR write offs accepted unanimously.

- c. **Resolution #07052023F** – Ron Hall, DOO discusses the options for a new Public Housing vehicle for inspections. Mr. Hall states that this vehicle will be for Rodney when he gets back and starts doing inspections. Mr. Hall started with procurement on the state level contract, and sent out request to every dealer under this category on the state contract even if they didn't sell a trailblazer. Contractors were allowed to send us something comparable. We ended up with 3 evaluations. Mr. Hall discussed the three options on the table including Tropical Ford who came back with \$40,485.40 for a 2023 Ford Explorer, Duval Fleet with a 2023 Trailblazer at \$23,752.80 if they received more allocations of the 2023, and Davis Gainesville Chevrolet who is not on the state contract with \$29,281.50 for a 2023 Trailblazer with multiple in stock. The Davis Gainesville quote was \$1581 over ICE. Mr. Hall spoke with Davis Chevrolet and they came back with \$25,216.50. Mr. Hall called Palm Chevrolet Ocala and received the same quote and recommends going for the one locally as that is the most advantageous.

DISCUSSION: **Vice Chairperson Martin-Back** asks for confirmation that that price includes tax, title, and out the door. **Commissioner Blount** asks for clarification on the 2023-2024 change over situation and the reallocation of vehicles and mentions the value of 2024 over 2023. **Vice**


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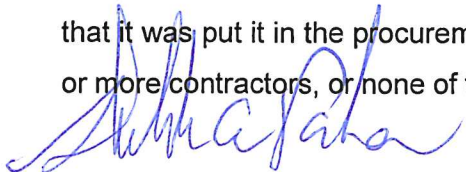

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Chairperson Martin-Back motions that we accept the \$25,216.50 but it must include tax, tag, title, out the door. **Mr. Hall** mentions that with the county tag on the last 2 vehicles, he has had to go down and separately done the tag on a separate check. **Vice Chairperson Martin-Back** agrees to tax, title, out the door other than a possible tag fee, that is the total price we will write a check for.

Commissioner Blount Enters Meeting During This Segment.

Chairperson Packer asks if there are any questions or comments. **Vice Chairperson Debra Martin-Back** **MOTION** to approve purchase of vehicle from Davis Chevrolet. **Tenant Commissioner Vaughn 2nd**. Roll Call Vote taken. Approval of the purchase from Davis Chevrolet was accepted unanimously.

- d. **Resolution #07052023G – Ron Hall, DOO** Approval of Public Housing Make Ready Contract. Mr. Hall sent out a contract for unit turns so that we don't have so much going to one contractor. Mr. Hall states that this time he included flooring as we are doing new flooring over the current flooring due to what we discovered with the old floors. Mr. Hall did a full procurement out to 50+ agencies and ended up with seven responses, one of which was responding that they would not be putting in a bid. The evaluation of these bids included pricing for paint and cleaning, extra items such as doors etc., and flooring. Upon evaluation, only 2 of the 6 organizations submitted everything like they were supposed to submit. We reached back out to all 6 of the agencies for clarification with a deadline to submit any additional information. Mr. Hall clarified that the bids should include the price of parts/materials and labor, as it was realized upon evaluation that some bids left out these things or thought that we would provide materials. We received 3 email responses back, including the original 2 that completed everything correctly the first time. Shin – N – Glow is a small company who called back rather than email back to say that all they wanted to do was painting and cleaning, not the flooring. After an evaluation of these bids, the decision was made to go with 3 companies; The Works, Hernandez Home Services, and Shin – N – Glow. The Works and Hernandez Home Services will be utilized for full service unit turns, while utilizing Shin – N – Glow for quick unit turnovers that just require painting and cleaning. Mr. Hall states that one of the questions that has come forward is "is this allowable?" Mr. Hall assures the board that it was put in the procurement that ACHA reserves the right to issues this contractor to one or more contractors, or none of them and that when the re-request was sent out to those 6, it was



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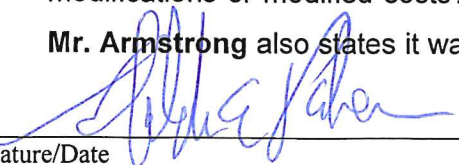


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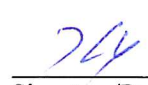
restated that we elect to reserve the same right. Mr. Hall states ACHA wanted to confirm that this was allowed, so he has reached out to HUD for verification. At this time, Mr. Hall still has not received a response from HUD. The only question Mr. Hall would have would be on pricing. Do the full service contractors get the same price, do they get the price they bid, or do we negotiate a price? Mr. Hall believes they should get the price under the contract; the price they bid is the price they get. Mr. Hall plans to check and get further verification on this. ACHA is asking the board to approval 3 contracts with details to be worked out as far as pricing.

DISCUSSION: Mr. Armstrong states that the goal is to get these units turned expeditiously to keep our occupancy rates up while giving our tenants a nice, new fresh unit. Mr. Armstrong agrees that ACHA needs further questions answered as this is a different type of procurement. Mr. Hall states that we are not asking for a total price not to exceed price; it will be an IDI2 Contract for a year, extendable for an additional 4 1-year periods. Vice Chairperson Martin-Back asks what the difference in the pricing between each of them, particularly the just painting and cleaning, compare. Mr. Hall says they range from \$725 to \$1,350. Shin – N – Glow at \$725 for painting and cleaning and Hernandez Home Services at \$1,350. Vice Chairperson Martin-Back's thoughts are that anything that have painting and cleaning would go to Shin – N – Glow. Mr. Hall clarifies that anything that would need painting and cleaning only, would yes go to Shin – N – Glow. Vice Chairperson Martin-Back asked what percentage of the unit turns would fall into that category. Mr. Hall said he would have to ask Robert for clarification on that. The higher cost is concerning to all members of the meeting. The low cost of Shin – N- Glow is also concerning as it is well below the ICE and could mean they are bidding low and may be unable to handle the load. Mr. Hall states that it is up to the board, and that they can always go with 2 contractors rather than 3 contractors. Vice Chairperson Martin-Back states that she is on board with the 3 contractors but we should be making sure that as much as can be given to the lower priced contractor should be without overwhelming them. She also states we should get them tested as quickly as we can to make sure they can do the work. Mr. Hall agreed and said that there is an out in every contract written and that if they can't do it then we will give them notice and we will no longer give them any more units. Mr. Hall discusses the quality design standards and that they were required before hand to provide their comparables if they were trying to use a different product. Commissioner Blount's concern is if they are lowballing on purpose, do they understand that there will not be modifications or modified costs? Mr. Hall said if they don't understand it, they will very quickly. Mr. Armstrong also states it was made clear, and will be made even clearer upon awarding the

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Allen presents a copy of the lease for Mrs. Martin-Back. **Commissioner Vaughn** asks for clarification that all board meetings would still be held at the main location, which was confirmed by other board members as well as Mr. Armstrong. **Mr. Armstrong** speaks on 2 pieces of property that Mrs. Allen also found out new our Newberry property that we could use funds to buy and put in an office and two handicap accessible units out there new our current Newberry units. He states that if we do purchase this land, by the end of the 2-year lease for this satellite office, we could have an onsite office ready which would alleviate the rent cost and be near units. He speaks to having 17 units that we are allowed to build and our need for more fully handicap accessible units. **Vice Chairperson Martin-Back** asks who is responsible for maintaining the property such as AC, light bulbs, etc. **Mrs. Allen** states she believes the landlord is responsible for that as they had additional fans and such for use. Mrs. Allen also states the only utility we are responsible for is Internet. **Mrs. Nazaro** speaks to them being very accommodating and allowing us to install ring cameras and a drop box outside, as well as offering additional AC units and such. She also raves about the cleanliness and quality of the area. **Commissioner Blount** asked about a move in date. **Mrs. Allen** states that the lease starts August 1st, 2023 but we need to get her furniture, internet, and such to set that office up. She will be set up out there as soon as possible.

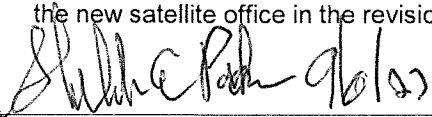
Chairperson Packer asks if there are any questions or comments. **Commissioner Vaughn** MOTION to approve new Newberry office space. **Vice Chairperson Martin-Back 2nd**. Roll Call Vote taken. Approval of new satellite office space in Newberry was accepted unanimously.

- e. **Resolution #07272023H – Ken Armstrong, ED**, brings to the table a major budget revision for the last part of this year to put into action a plan to get our units in good shape so that we are giving our clients a good finished product. Mr. Armstrong states we have a lot of reserves that we need to spend or risk losing them, but that it won't be sustainable. He states that next year we will go back to using capital funds for these sort of projects. Mr. Armstrong also states that this new budget takes into consideration the increase in our insurance as well as salary changes in house as transitions in positions begin to happen. **Mrs. Allen** states that in this budget revision she wanted to take everything into consideration. Mrs. Allen starts with the NSP program stating that she did not make any changes to the income section. Mrs. Allen states that she increased Office Expenses by \$200 because of landlord permits on 2 units that were new that we didn't know about before. Mrs. Allen states she also increased the budget for material expenses for general material cost as well as the increase in the HOA fee, as well as the SALT fee for one of the tenants. Mrs. Allen states that for heating and cooling she found an error in the original formula that she accidentally divided by 12 not multiplied by 12, so that needed to be corrected. Mrs. Allen also states that the property insurance and worker comp insurance are higher across the board so we made increases for that in every program. Mrs. Allen states that the General Expenses category has to do with the program income that we have to pay back to the county if it isn't used, so she balances to the reserves, to give a place holder to get the

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reserve balance to what we get to keep correct. Mrs. Allen moves on to the Sunshine Inn and the rent increase we budgeted to start in June, that we are doing across the board at Sunshine Inn in October instead, so the budget takes into consideration this decrease in rental income, as well as management fees on both the COCC income side and the Management/Booking expense side. She states that this year we started with management fees instead of actuals on timesheets, so there are management fees on those. Mrs. Allen goes on to state that previously we were charging per unit for the storage space at \$180/ unit but now that we have turned those 4 units into one warehouse space, we will now be charging warehouse space which is about \$1300/month. She states that this is the change in the other revenue income. Mrs. Allen states that office expenses change because of the fee on the online rental payment portal that we as an agency eat to encourage tenants to pay their rent online, as well of the cost of the deposit reader that we put in the office at Sunshine Inn for Kaitlyn to be able to allow her to make deposits from Sunshine Inn. The increase also includes funds set aside to furnish the new property management office at Sunshine Inn. Mrs. Allen states she also bumped up the legal expenses for Sunshine Inn and Public Housing for evictions as well as to the other category for inspections as they are doing more inspections at the Sunshine Inn. Mrs. Allen states that landscaping and grounds has previously been something done by the maintenance guys, however, we went under contract for that recently and that will begin after the remodel. Next Mrs. Allen jumps in the COCC budget. She states that Admin salaries, allocated overhead, and benefits all tie in together in that when we do the budget, we project an allocation for each person, and she made that more accurate. Mrs. Allen states that she would like to make admin people 100% COCC instead of trying to split it all out since it will flow through the other programs anyway, especially with the push for electronic timesheets. Mrs. Allen says while there were some salary changes, most of this part of the revision is due to allocation shifts which primarily affected the COCC and the benefits. Mrs. Allen states that the direct salaries category is her allocation for overhead, and that is why that changes the more that salaries change because more money that gets shifted to the programs based on allocated overhead. Mrs. Allen states that under office expenses, there are some new contracts that we didn't have before, such as phone lines and such. Mrs. Allen then moves on to Section 8 and how we shifted more out of Section 8 back into the COCC because of admin salaries coming out of COCC which also had an effect on allocated overhead. Mrs. Allen talks to the insurance cost increasing big time, they also charged us a member assessment that was like \$30,000 that she believes was to cover losses from last year. Mrs. Allen speaks to wanting to get another vehicle for Public Housing for the property managers who are working offsite, which will be brought to the board here in the new future. Mrs. Allen moves on the Public Housing Admin salaries and that she kept Cathy in there to be able to calculate her benefits correctly as well as the new employees, which is why this number looks a little high right now. Mrs. Allen talks about how the retirement contribution is calculated and that ACHA does a 4.5% contribution based on pay, as well as that we pay out on unused sick and vacation time, which Cathy had a huge payout on. Mrs. Allen states that for office expenses, she added to rent to the new satellite office in the revision as well as the environmental review done in Waldo. Mrs. Allen states



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that she bumped up the legal budget and the allocated overhead for gas, and mentioned the slab leak that caused an excessively high water bill that needed to be considered. Mrs. Allen talks to the maintenance and labor category and how we had a part time slot that we made a fulltime position, and states that the maintenance team is now currently fully staffed. Mrs. Allen states that we increased the budget for materials because we would like to make a lot of small upgrades to these units to make the units look good and make them appealing to our clients, so that we can replace things instead of cleaning off and reusing damaged goods. **Mr. Hall** asked if this included the contracts we have coming up. **Mrs. Allen** says no those would come out of capital funds not operating funds. Mrs. Allen states that the increase to auto/truck category was due to maintenance being done as well as new vehicles being purchased. She states that the increase to the landscaping category is due to an increase at annual contract renewal that was not taken into consideration in the original budget. Mrs. Allen state the increase in unit turns was because of the multiple vendors we now have completing those turnovers. **Mrs. Harrington** speaks to how we can utilize having multiple vendors for these unit turns to help get individuals who are over or under housed, moved into their correct unit size based off of their household composition. **Mrs. Allen** states she is bumping the budget for plumping up as we have been having some issues with that in our units. She also states that the increase in the pest control is due to a new contract that has a slightly higher rate. Mrs. Allen states the increase in the miscellaneous category is to address issues currently being had in the Alachua area. Mrs. Allen speaks to contract expenses because we received the safety and security grant which gave us a lot of security cameras, however, these require internet/phone lines that need to be accounted for.


DISCUSSION: Vice Chairperson Martin-Back asks that since we are at a negative \$1.2 million as opposed to negative \$409k, are these funds coming from the reserves that we have that we need to use? **Mrs. Allen** says yes this is coming from the reserves that we need to use as we currently have an unreserved surplus of \$4 million in equity, but also \$350k in CDs that are coming due in the next few months as well as \$385k in our cash account.

Chairperson Packer asks if there are any further questions or comments. **Vice Chairperson Martin-Back** **MOTION** to approve the proposed budget revisions as presented. **Commissioner Blount 2nd**. Roll Call Vote taken. Approval of the proposed budget revisions as presented was accepted unanimously.

Ken Armstrong leaves

- f. **Resolution #07272023I – Amanda Nazaro, Deputy Director**, brings to the board staff travel expenses for a training for Cody Pierce in Houston, Texas. This training will prepare Cody to become HCV certified as a

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manager. **Vice Chairperson Martin-Back** makes the motion to use the revision of the budget to not use the version that has the Per Diem listed twice.

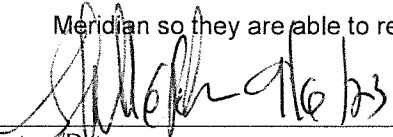
Chairperson Packer asks if there are any questions or comments. **Commissioner Vaughn** MOTION to approve the Travel costs for Cody's training. **Commissioner Blount 2nd**. Roll Call Vote taken. Approval of staff travel budget for Cody without the extra Per Diem listed at the bottom, was accepted unanimously.

8. Secretary's Report


a. **Capital Fund Report: Ron Hall, COO**, states that we are working on the PHA 5-year annual plan. Mr. Hall states that he usually tells the board this at the August board meeting, presents it in September, and the board usually votes on it in October.

b. **Public Housing Occupancy Report: Ebony Harrington, Public Housing Director**, thanks the board for the opportunity to be the new Public Housing Director and that she is excited about us excelling forward and offering more opportunities to our clients. Mrs. Harrington states that Public Housing's occupancy numbers this month are amazing, and that there was only 1 vacant unit, putting them at 99.6% for the month with an overall total for the year of 98.64%. Mrs. Harrington speaks to the fact that the addition of the new unit turn contracts will accelerate the opportunities we have to offer to our clients. Mrs. Harrington speaks to the maintenance-public housing meetings that have been occurring to come up with ways to get these numbers better every month, and the product of those meetings is definitely showing. **Mrs. Nazaro** states that public housing and maintenance have been doing a great job and have a great plan moving ahead so I'm excited to see what is to come.

c. **Section 8 HCV Report: Amanda Nazaro, Deputy Director**, reviewed the Section 8 program and that they are actively issuing vouchers. Mrs. Nazaro states that right now we have 392 families leased up on the housing choice voucher program, with 28 vouchers issued/families actively looking for housing and 0 available vouchers. For the Mainstream Disabled Program, we have 184 families leased up, with 18 voucher issued, and 6 available vouchers. Mrs. Nazaro states that Heather is working on getting more families housed and that this is the program that we work with the Center for Independent Living and Meridian so they are able to refer families, and we just got 3 new referrals this week so those numbers will



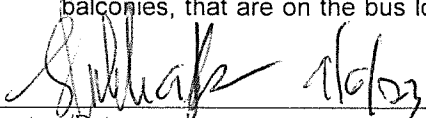
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continue to grow. Mrs. Nazaro states that HUDVASH has 352 families leased up with 33 vouchers issued and 146 available vouchers. Mrs. Nazaro states that we see new veterans every Thursday and that the disturbance earlier was for that as we are getting 2 new veterans on the program today and we normally hold that in the conference room. Mrs. Nazaro states that the Foster Youth remains at 100%, but one of those foster youth recipient's assistance will end at the end of August and she will transition on to the section 8 program because she has been successful on the program. **Commissioner Vaughn** asked if it goes by age. **Mrs. Nazaro** states it is based on a 36-month allocation of funds, and she has phased out. Now it can be extended if you are still a student, they just changed it to 5 years if you are still a student. However, she did not meet that criteria but has been successful on the program, therefore, we are transitioning her to the section 8 program. The other recipient is a full-time student, so he will be able to stay on housing 2 more years under the foster youth grant. Mrs. Nazaro states that the Partner's in Housing Initiative that we have a contract with the county and with Family Promise has 5 families leased up, 4 families searching, and 1 family that is in the midst of screening. Mrs. Nazaro stated that she met with Heather today and asked that she reach back out to Family Promise about the families searching for housing as these families were in need of emergent housing so we need to reevaluate if these families need assistance still or if we need to close them out and move on to other families in need of assistance. Mrs. Nazaro states that TBRA is back on the line item because after closing out all the families and assessing the remaining funds, we have determined we have enough left in the budget to assist 1 family for a 12-month period. The new family is currently pending lease up and is being inspected today and came in with considerable income, meaning we won't have to pay as much monthly and may be able to assist her for longer than 12 months.

DISCUSSION: Commissioner Blount asked if there is any kind of judgement or evaluation that comes down that we get dinged from HUD for this slow trickle from the VA. **Mrs. Nazaro** responded yes, they used to be way more involved and would ask for monthly reporting from her on numbers and referrals. But it affects our overall occupancy numbers for sure. While our section 8 and mainstream programs remain at 98% occupancy, when you're only at 70% or lower with HUDVASH it definitely messes with our numbers. We can't utilize the funds HUD gives us for that program so it looks like we are sitting on vouchers that we have no control over. Mrs. Nazaro predicts that at some point, HUD will take back some of those vouchers that are not being utilized. Mrs. Nazaro states that we have never had more than 420 leased up on HUDVASH, however, because we were doing so well at getting veterans housed, they kept giving us vouchers. Mrs. Nazaro states that she does not know if there is as big of a current need, if we have as many homeless veterans searching for permanent supportive housing, as we do vouchers. Mrs. Nazaro talks about recently meeting with the landlord who recently bought and redid the old paramount hotel on SW 13th St. These units are now accepting our vouchers for their phenomenal little efficiency units with balconies, that are on the bus loop and in a great location near Bivens Lake. She states that these units


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are going for between \$900-\$1100 for a spacious, fully furnished unit that comes with all utilities including phone, cable, and internet. Mrs. Nazaro states that projects like these are why we need to step up our game at the Sunshine Inn. Mrs. Nazaro states that she is having bi-weekly meetings with the VA trying to get more referrals in but it's the same story every week that they are short-staffed and because these are clinical caseloads, they can only each carry so many cases. She states that we are currently averaging about 2 new veterans a week. **Vice Chairperson Martin-Back** asks if Mrs. Nazaro is familiar with SSVF (Supportive Services for Veteran Families). **Mrs. Nazaro** states she is very familiar with the program, and that Mrs. Harrington is also very familiar with the agency as that is where she worked before the housing authority years ago. Mrs. Nazaro states that this program is through Meridian. Mrs. Nazaro states that SSVF helps a lot with wrap around services like helping veterans who get behind catch up on payments and helping new veterans with things such as deposits. **Mrs. Harrington** states that they are holding over a lot of these individuals and families who can't currently get on with HUDVASH with services such as getting them housing, helping with deposits, and helping make the house a home when they move in with things like beds and simple furnishes, as well as things like silverware and shower curtains that are necessities to thrive in our environment. She states they are currently filling the gap in the time that HUDVASH can't take on that caseload. **Mrs. Nazaro** states that SSVF is a great resource for veterans right now while HUDVASH is limited. She states that normally SSVF is there for the transitional part of the veteran's journey and we are the permanent part, and unfortunately right now they are just spending a little bit more time with SSVF.

d. **Discussion of Vision 2023 Report:** None

Ken Armstrong Enters

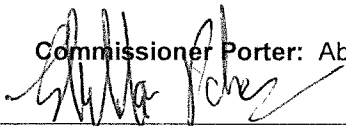
9. **Commissioner's Comments/Public Comments**

Chairperson Packer: States that the National NAHRO Conference is in October in New Orleans. He states he will not be going early and asked that the other commissioners be thinking about whether they would like to go or not. **Commissioner Blount** asked if there was an agenda online yet. **Chairperson Packer** stated that they just announced yesterday to register so if you go to the website you should be able to find more information. He states we will bring this back up at the September meeting.

Vice Chairperson Martin-Back: None

Commissioner Blount: Asked for clarification to ensure we completed the vote for New Business Line F. It was clarified that the vote was completed.

Commissioner Porter: Absent



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Tenant Commissioner Vaughn: Wants to congratulate her and thinks she will be an amazing director.

Alt Commissioner: Vacant

Alt Tenant Commissioner: Vacant

STAFF: None

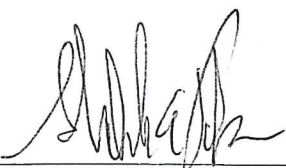
PUBLIC: None

10. Future Scheduling:

Commissioner Blount MOTIONS to not have an August board meeting. **Vice Chairperson Martin-Back 2nd.** It was unanimously voted that this special board meeting would stand in place of the for Wednesday, August 2nd, 2023 at 5:00PM meeting scheduled at ACHA. The next scheduled board meeting will be Wednesday, September 6th, 2023 at 5:00PM.

11. Adjournment of the Meeting:

Chairperson Packer asks for motion to adjourn. Adjournment @ 12:43PM.



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