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ALACHUA COUNTY HOUSING AUTHORITY

BOARD OF DIRECTORS MEETING MINUTES Regular Meeting held on February 7, 2024 @ 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; Alternate Commissioner Svetlana Korotkevitch; Executive Director Amanda Nazaro; Chief Financial Officer Kori Allen; Director of Voucher Programs Cody Pierce; Director of Operations Ron Hall; Director of Public Housing Ebony Harrington; Director of Maintenance Robert Cortes; Staff Rodney Davis, Catherine Hanner and Nathan Kempner **Absent:** Tenant Commissioner Rudolph Vaughan; Commissioner Kali Blount; Alt Tenant Commissioner (pending appointment) **Public:** None

1. Call to Order and Introductions at 5:00 PM
2. Approval of this Agenda: Resolution #02072024A

Chairperson Packer calls for any discussion.

Vice Chairperson Martin-Back **MOVES** to approve the agenda as is. Commissioner Porter 2nd. Roll Call Vote take and agenda was accepted unanimously.

3. Public Comments - None
4. Approval of Minutes: Resolution #02072024B

Chairperson Packer asks if there are any corrections or comments. Vice Chairperson Martin-Back **MOVES** to accept January 3rd, 2024 General Meeting Minutes. Alt. Commissioner Korotkevitch 2nd. Roll Call Vote taken. January 3rd, 2024, General Meeting Minutes accepted unanimously, and Mrs. Porter was present but unable vote.

5. Financial Reports: Resolution #02072024C: November Financial Report from Kori Allen, CFO

VMS has been finalized for the end of the year for Section 8. FDS audit is due February 29th, 2024 so we are working on completing that. Public Housing is getting finalized for end of year this upcoming week. The annual audit will hopefully be in April this year.

Chairperson Packer asks if there are any questions or comments. Vice Chairperson Martin-Back **MOVES** to approve November 2023 Financials. Commissioner Porter 2nd. Roll Call Vote taken. November 2023 Financials accepted unanimously.

6. Old Business: None

Signature/Date

Signature/Date



7. New Business:

a. Resolution #02072024D: Approval of 2024 ACHA Chairperson

Chairperson Packer asks if there are any questions or comments. Vice Chairperson Martin-Back MOVES to approve Chairperson Packer remains the Chairperson. Commissioner Porter 2nd. Roll Call Vote taken. Approval of Chairperson Packer as Chairperson was accepted unanimously.

b. Resolution #02072024E: Approval of 2024 ACHA Vice Chairperson

Chairperson Packer asks if there are any questions or comments. Commissioner Porter MOVES to approve Vice Chairperson Martin-Back remains Vice Chairperson. Alternate Commissioner Korotkevitch 2nd. Roll Call Vote taken. Approval of Vice Chairperson Martin-Back as Vice Chairperson was accepted unanimously.

c. Resolution #02072024F: Approval of ACHA Disposal Assets and Documents Presented by Robert Cortes, Director of Maintenance

This month ACHA is disposing of 5 refrigerators and 3 stoves. No documents will be disposed of this month.

Chairperson Packer asks if there are any questions or comments. Commissioner Porter MOVES to approve ACHA Disposal Assets and Documents. Alternate Commissioner Korotkevitch 2nd. Roll Call Vote taken. Approval of ACHA Disposal Assets and Documents was accepted unanimously.

d. Resolution #02072024G: Approval of HCV 2023 SEMAP Certification Presented by Amanda Nazaro

The SEMAP is the Annual Report Card from HUD for Section 8. Mrs. Nazaro discusses the points and categories and states she is expecting a score of 135/135 this year.

Chairperson Packer asks if there are any questions or comments. Vice Chairperson Martin-Back MOVES to approve HCV 2023 SEMAP Certification. Commissioner Porter 2nd. Roll Call Vote taken. Approval of HCV 2023 SEMAP Certification was accepted unanimously.

8. Secretary's Report

a. Capital Fund Report: Presented by Amanda Nazaro, Executive Director and Ron Hall, DOO

The parking lot resurfacing job, roofing jobs, and siding jobs have all been completed and are being closed out. The accessibility unit is making progress and should be completed within the next 4-6 weeks. We recently put out a procurement for roofing replacements for an additional 31 units, mostly in Archer and Alachua with the potential for a few Waldo units as well.

b. Public Housing Occupancy Report: Presented by Ebony Harrington, Public Housing Director

Public Housing has 1 Non-HUD Approved vacancy for January, with a 99.62% Occupancy Rate.

Signature/Date

Signature/Date

c. Section 8 HCV Report: Presented by Cody Pierce, Director of Housing Voucher Programs

HCV Program has 407 total vouchers, with 412 leased and 22 issued. Mainstream Program has 208 total vouchers, with 197 leased and 18 issued. HUD-VASH has 533 total vouchers with 334 leased, 55 issued, and 144 available vouchers. We are fully leased up on Tenant Protection, Partners in Housing, TBRA, and Foster Youth Initiative Programs.

9. Discussion of Vision 2030 Report: None

10. Commissioner's Comments/Public Comments

Chairperson Packer: None

Vice Chairperson Martin-Back: Thanks Ron Hall for coming to her office to do procurement training.

Commissioner Porter: Interested in attending NAHRO Conference in Washington D.C.

Alternate Commissioner Korotkevitch: Is also interested in attending the NAHRO Conference.

11. Future Scheduling:

Next ACHA Board of Directors meeting is Wednesday, March 6th, 2024 at 5:00PM, at ACHA.

12. Adjournment of the Meeting:

Chairperson Packer asks for motion to adjourn. Adjournment at 5:38PM.

Signature/Date

Signature/Date