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ALACHUA COUNTY HOUSING AUTHORITY

BOARD OF DIRECTORS MEETING MINUTES Regular Meeting held January 7th, 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); Alternate Commissioner Michelle Beans; 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 **Absent:** **Public:** None

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

2. Approval of this Agenda: Resolution #01072026A

Chairperson Packer asks if there are any corrections or comments. **Commissioner Johnson** states that he did not receive the board meeting packet and did not have access to the board associated email address. Mr. Johnson was directed to speak with Mr. Davis to get the situation remedied. **Vice Chairperson Martin-Back MOVES** to approve the agenda. **Commissioner Blount 2nd**. Roll Call Vote taken and the agenda was accepted with Commissioner Johnson voting no due to not having the information.

3. Public Comments – None

Tenant Commissioner Graham Enters

4. Approval of Minutes: Resolution #01072026B

Chairperson Packer asks if there are any corrections or comments. **Vice Chairperson Martin-Back MOVES** to accept the December 3rd, 2025 General Meeting Minutes. **Tenant Commissioner Nicole Graham 2nd**. Roll Call Vote taken December 3rd, 2025 General Meeting Minutes accepted with Commissioner Johnson voting no due to not having the information.

5. Financial Reports

a. Approval of October 2025 Financial Statements: Resolution #01072026C, Presented by Kori Allen, CFO

Mrs. Allen states that she is getting started on FDS preparation. Mrs. Allen states that ACHA received the Mainstream Program money that we needed to break even. Mrs. Allen mentions that the insurance increase was less than we had budgeted in 2026. In addition, Mrs. Allen mentions

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that the Buildium software is still in the works for the property management side of the house. This software should be online in February or March. The reporting through this software will look similar to the current reporting.

Commissioner Blount asks about the net tenant revenue and **CFO Allen** states that this is because ACHA anticipated more rent that was received. Mrs. Allen further explains that this is mostly due to the fact that the units in Linton Oaks have been offline for some time now.

Chairperson Packer asks if there are any further questions or comments. **Tenant Commissioner Graham MOVES** to approve October 2025 Financials. **Vice Chairperson Martin-Back 2nd**. Roll Call Vote taken. October 2025 Financials accepted with Commissioner Johnson voting no due to not having the information.

6. Old Business: None

7. New Business:

a. Review of 2026 Alachua Count Housing Authority Board of Commissioners Meeting Dates, Present by Executive Director Amanda Nazaro

Mrs. Nazaro presented the board with a copy of all board meeting dates set for 2026. Mrs. Nazaro also mentions that next month will be chair and vice chair re-elections.

8. Secretary's Report

a. Capital Fund Report: Presented by Amanda Nazaro, Director of Voucher Programs

Mrs. Nazaro starts by informing the board that the ACHA just finished up their NSPIRE Inspection which is the first inspection under the new standards. Mrs. Nazaro states that by her and her staff's calculations ACHA passed but she will have a more detailed report at the next board meeting. Mrs. Nazaro states that the last time ACHA had an inspected was the 2023 REAC inspection where ACHA scored a 63 with 25 units inspection. **Mr. Hall** states that REAC had a larger emphasis on the outside of the unit where and NSPIRE has an emphasis on the inside of the unit and the health and safety aspects. **Mr. Cortes** adds that the inspector was really impressed with what the agency has done to make these units and the areas look nice. **Mrs. Nazaro** explains that some of the issues are tenant caused and not so much in ACHA's abilities to remedy.

Mrs. Nazaro moves on to give a year-end recap by program. For Section 8 there was 151 move ins, 194 move outs, 131 transfers, 2090 inspections, and 178 vouchers issued. For Public Housing there was 25 move ins, 30 move outs (and full turns on units), 23 transfers, 300+ inspections and 3100+ work orders completed. In addition, ACHA has added property management to our umbrella which will bring the agency defunded dollars. ACHA also reroofed all of the intown units and completed a massive tree removal and trimming project. ACHA purchased all new maintenance vehicles in 2025 and Merrillwood was filled to 100% occupancy.

Mrs. Nazaro moves on to what ACHA has planned in 2026. Mrs. Nazaro states that Waldo and Mill Run will have beautification projects completed this year, Archer will see HVAC and Septic improvements, and all neighborhoods will have mailboxes installed. In addition, ACHA will reapply for the 9% tax credit for the development of phase 2 of Merrillwood. ACHA will also be working

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with Collier Company to determine what units ACHA should sell off, which will begin with the units in Linton Oaks. Mrs. Nazaro further states that ACHA will also see website improvements in 2026 as we get in compliance with new ADA requirements. Lastly, ACHA employees will continue attending trainings and implementing new policies in order to keep up with changing requirements by HUD.

Commissioner Blount asked about the septic update scheduled for Archer units and what would happen if Archer was to get sewer before the project begun. **Mr. Hall** states that he does not foresee this happening, but that this project would be coming out of the CFP funds and could be redirected to other projects if that was to happen. **Commissioner Blount** also asks about the opening dates for the new properties that we will be managing for the county. **Mrs. Nazaro** states that the last update was February or March but that there have been many delays.

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

Ms. Harrington states that for the month of January, ACHA has 22 HUD-Approved Vacancies and 5 non-HUD Approved Vacancies for an occupancy rate of 97.86% to start the year. Ms. Harrington states that the non-approved were due to last minute transfers that cause the units to not be able to be turned quickly enough to release before the end of the month. Ms. Harrington states that the occupancy rates will get better as the year continues,

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

Mrs. Nelson states that the HCV Program has 407 total vouchers, with 400 leased, 0 issued and none available. Mainstream Program has 208 total vouchers, with 196 leased, 0 issued and none available. Mrs. Nelson states that though these programs have come down, it is okay as we needed to come down due to shortfall. HUD-VASH has 533 total vouchers with 397 leased, 59 issued, and 77 available vouchers. ACHA is fully leased up on Tenant Protection, TBRA, and Foster Youth Initiative Program. ACHA has 7 of the 8 Partners in Hope families leased up with the 8th pending now. ACHA has 28 HCV Port-Ins, 1 MS5 Port-In, 1 FYI Port-In, and no HUDVASH Port-Ins. Mrs. Nelson states that all of the many VASH vouchers we issued and ported to Jacksonville were absorbed even though the agreement was to bill for a year before absorbing. This is going to hurt our relationship with Jacksonville moving forward.

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

Chairperson Packer: Mr. Packer asked Mr. Hall for takeaways and changes being implemented due to the active shooter training that was had by the office staff. **Mr. Hall** stated that the office had blinds installed on the doors so that you cannot see into individual offices when shut. Mr. Hall also mentions that ACHA is working on updated office door locks to allow employees to lock themselves into their offices in case of emergency.

Vice Chairperson Martin-Back: None

Commissioner Johnson: Conversation was had about how to fix the email situation and who he was supposed to communicate through since he was originally told all communication should go

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through Mrs. Nazaro and Mr. Hall rather than to staff (Mr. Davis) directly. Mr. Johnson was told for this purpose he was to reach out to Mr. Davis directly.

Commissioner Blount: Mr. Blount states that he wants to make sure Mr. Johnson has the assurance that he can reach out to Mr. Davis to remedy his technology issues.

Alternate Commissioner Beans: None

Tenant Commissioner Nicole Graham: None

10. Future Scheduling:

Next ACHA Board of Directors meeting is Wednesday, February 4th, 2026, at 5:00PM, at ACHA.

11. Adjournment of the Meeting:

Chairperson Packer asks for motion to adjourn. Adjournment at 5:28pm.

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