



703 N.E. 1st Street • Gainesville, FL 32601
Phone: 352.372.2549 • Fax: 352.373.4097 • TTY: 1.800.955.8771 or 711
www.acha-fl.com

ALACHUA COUNTY HOUSING AUTHORITY

BOARD OF DIRECTORS MEETING MINUTES Regular Meeting held February 4th, 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;; Alternate Commissioner Michelle Beans; Tenant Commissioner Nicole Graham (enters late via video); 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; ACHA Attorney Ric Gilmore
Absent: Commissioner Tyrone Johnson **Public:**

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

2. Approval of this Agenda: Resolution #02042026A

Chairperson Packer asks if there are any corrections or comments. **Commissioner Blount MOVES** to approve the agenda. **Vice Chairperson Martin-Back 2nd**. Roll Call Vote taken and the agenda was accepted unanimously.

3. Public Comments – None

4. Approval of Minutes: Resolution #02042026B

Chairperson Packer asks if there are any corrections or comments. **Vice Chairperson Martin-Back MOVES** to accept the January 7th, 2026 General Meeting Minutes. **Commissioner Blount 2nd**. Roll Call Vote taken. January 7th, 2026 General Meeting Minutes accepted unanimously.

5. Financial Reports

a. Approval of November 2025 Financial Statements: Resolution #02042026C, Presented by Kori Allen, CFO

Mrs. Allen states that ACHA's annual audit has been scheduled for the week of April 27th, 2026. Mrs. Allen updates the board that the NSP, SRO, and Sunshine Inn units will be issued new leases under the LLC and will begin operating out of Buildium March 1st, 2026.

Commissioner Blount asks about the total net income and why the budget variance was so large. **CFO Allen** states that this is because we always do conservative budgets. Mrs. Allen states that there was a large amount that was budgeted for unit turns and such that ended up not happening in 2025. Mrs. Allen states that ACHA also made 1 million more than expected. Mrs.

Signature/Date

Signature/Date

Allen also states that ACHA needs to use reserves before HUD takes it. She goes on to explain that with the new HUD reporting rules involving on hand cash, they will definitely begin taking unused funds.

Chairperson Packer asks if there are any further questions or comments. **Vice Chairperson Martin-Back MOVES** to approve November 2025 Financials. **Alternate Commissioner Beans 2nd**. Roll Call Vote taken. November 2025 Financials accepted unanimously.

b. **Approval to Transfer SRO Operating Account from Truist to Ameris Bank: Resolution #02042026D, Presented by Kori Allen, CFO**

Mrs. Allen is asking the board to allow ACHA to switch the SRO operating account from Truist to Ameris Bank to make tracking and accounting easier. This would allow for anything that will be hosted in Buildium (NSP, SRO, Sunshine Inn, and future property management properties) to be out of Ameris and then everything that operates out of Lindsey would be with Truist.

Chairperson Packer asks if there are any further questions or comments. **Commissioner Blount MOVES** to approve the transfer of the SRO Operating Account from Truist to Ameris. **Alternate Commissioner Beans 2nd**. Roll Call Vote taken. The transfer of the SRO Operating Account from Truist to Ameris was accepted unanimously.

c. **Public Housing and Sunshine Inn Tenant Account Receivables (TARS) Write Offs: Resolution #02042026E, Presented by Ebony Harrington, Director of Public Housing**

Ms. Harrington states that the total TARS write-off amount that ACHA is asking the board to write off is \$22,833.04. This is broken down to \$16,047.59 for Public Housing and \$6,785.45 for Sunshine Inn. **Ms. Harrington** states that the large write off for Public Housing is mostly due to litigation costs and build up of past due rent during the process of eviction.

Alternate Commissioner Beans asks if these numbers are better or worse than previous write off requests, to which **Ms. Harrington** responded that it was indeed better and coming down from previous years.

Commissioner Blount asks how many repayment agreement chances clients get. **Ms. Harrington** states that tenants are given one in house repayment agreement, but often the courts will ask ACHA to cooperate and do another one and ACHA complies with those requests.

Commissioner Blount asks if ACHA staff are teaching tenants about financial education and responsibility, to which **Ms. Harrington** states they do what they can.

Chairperson Packer asks if there are any further questions or comments. **Commissioner Blount MOVES** to approve the requested TARS Write Offs. **Alternate Commissioner Beans 2nd**. Roll Call Vote taken. The requested TARS Write Offs were accepted unanimously.

6. **Old Business:**

a. **NSPIRE Inspection Results Presented by Robert Cortes, Director of Maintenance**

Signature/Date

Signature/Date

Mr. Cortes states that ACHA earned a 74 on the NSPIRE Inspection. Mr. Cortes explains that the scores are out of 100 and that anything over 60 is passing. Mr. Cortes mentions to the board that ACHA will submit 5 appeals and that if those appeals were to all be approved, ACHA would be given a score close to 90. HUD inspection rules state that if an agency gets an 80 or above on the NSPIRE inspection, they do not have to have an inspection the following year. This means that if ACHA were to have appeals approved and our score rises above 80, there would be no inspection in 2027.

NICOLE GRAHAM ENTERS VIA VIDEO CHAT

b. **Update on Real Estate Brokerage Services RFP (with Potential Change in Vendor): Resolution #02042026F Presented by Ron Hall, DOO**

Mr. Hall states that there will no longer be the need for a resolution on this topic as no changes will be requested at this time. Mr. Hall goes on to explain that it has been difficult to get the contract with Collier signed. Mr. Hall explains that the way things will work under this procurement will be task-order style rather than a blanket contract.

Commissioner Blount asks about the company's connection to the local Collier company. **Vice Chairperson Martin-Back** states that they are not the same company.

7. **New Business:**

a. **Attorney Ric Gilmore to Speak**

Mr. Gilmore starts by congratulating ACHA on their NSPIRE Scores. Mr. Gilmore next states that the government had yet another shut down in the recent days, this one only lasting 4 days. Mr. Gilmore states that a federal budget has been approved for transportation and housing that will take us through September 30th, 2026. Mr. Gilmore cautions ACHA that public housing funds are definitely on the chopping block moving forward on future budgeting. Mr. Gilmore informs the board that his law partner, Bernice Saxson, passed away recently and that the firm is in the process of being acquired by a larger firm. Mr. Gilmore goes on to state the importance of taking in-person attendance very seriously. He elaborates by stating that there must be physical quorum in the room to proceed with conducting business and that the board's bylaws should speak directly to attendance.

b. **Approval of 2026 ACHA Chairperson: Resolution #02042026G Presented by Ric Gilmore**

Due to the nature of the resolution, Attorney **Ric Gilmore** will conduct this vote. **Mr. Gilmore** opens the floor to nominations. **Commissioner Blount** nominates **Chairperson Packer** to continue as ACHA Board Chairperson. **Alternate Commissioner Beans** 2nd the nomination. **Ric Gilmore** announces that **Chairperson Packer** will continue as ACHA Board Chairperson for the year 2026.

c. **Approval of 2026 ACHA Vice Chairperson: Resolution #02042026H Presented by Ric Gilmore**

Due to the nature of the resolution, Attorney **Ric Gilmore** will conduct this vote. **Mr. Gilmore** opens the floor to nominations. **Alternate Commissioner Beans** nominates **Vice Chairperson Martin-Back** to continue as ACHA Board Vice Chairperson. **Commissioner Blount** 2nd the

nomination. **Ric Gilmore** announces that **Vice Chairperson Martin-Back** will continue as ACHA Board Vice Chairperson for the year 2026.

d. **2026 NAHRO Washington DC Conference: Resolution #02042026I Presented by Amanda Nazaro, Executive Director**

Mrs. Nazaro brings to the board the 2026 NAHRO Washington DC Conference opportunity and asks if there are any board members that would be interested in attending this conference. There are no board members interested in attending this particular conference. No resolution was needed.

e. **Housing Choice Voucher Program SEMAP Certification: Resolution #02042026J Presented by Kasey Nelson, Director of Voucher Programs**

Mrs. Nelson states that once the SEMAP Certification is approved by the board, it will be submitted to HUD in the future weeks and that ACHA anticipates receiving a score of 35/35. Mrs. Nelson states that SEMAP has 15 sections or “indicators”.

- Indicator One: Selection from Waiting List – ACHA made no pulls from the waiting list in 2025.
- Indicator Two: Reasonable Rent – When a quality control sample was pulled, ACHA received a 30/30 for rent reasonableness.
- Indicator Three: Determination of Adjusted Income – Based on the internal audits completed throughout 2025, ACHA received a 29/31 or 94%.
- Indicator Four: Utility Allowance Schedule – ACHA maintains an up-to-date utility schedule.
- Indicator Five: HQS Quality Control – ACHA ran into issues with this indicator due to the past director, however, an additional pull was conducted to fix this issue.
- Indicator Six: HQS Enforcement – ACHA is in compliance.
- Indicator Seven: Expanding Housing Opportunities – ACHA is compliant in this area as we are adding new owners all the time.
- Indicator Eight: Payment Standard – ACHA is in compliance and operating between 102%- 105%.
- Indicator Nine: Timely Annual Reexamination – ACHA is in compliance.
- Indicator Ten: Correct Tenant Rent Calculations – ACHA is in compliance.
- Indicator Eleven: Pre-Contract HQS Inspections – ACHA is in compliance.
- Indicator Twelve: Continuing HQS Inspections – ACHA is in compliance.
- Indicator Thirteen: Lease- Up – ACHA is in compliance.
- Indicator Fourteen: Family Self-Sufficiency – ACHA does not have this program.
- Indicator Fifteen: Deconcentration Bonus – ACHA does not qualify.

Chairperson Packer asks if there are any further questions or comments. **Alternate Commissioner Beans MOVES** to approve the HCV Program SEMAP Certification. **Vice Chairperson Martin-Back 2nd**. Roll Call Vote taken. The HCV Program SEMAP Certification was accepted unanimously.

8. **Secretary’s Report**

a. **Capital Fund Report: None**

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

Ms. Harrington states that for the month of February, ACHA has 24 HUD-Approved Vacancies and 2 non-HUD Approved Vacancies for an occupancy rate of 99.13% for February and 98.48% for the year.

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 399 leased, 0 issued and none available. Mainstream Program has 208 total vouchers, with 194 leased, 0 issued and none available. HUD-VASH has 533 total vouchers with 406 leased, 40 issued, and 87 available vouchers. Mrs. Nelson states that this drop is due to Jacksonville absorbing the ports that they were supposed to be billing for. 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 28 HCV Port-Ins, 1 MS5 Port-In, 1 FYI Port-In, and no HUDVASH Port-Ins.

9. Commissioner's Comments/Public Comments

Chairperson Packer: None

Vice Chairperson Martin-Back: Mentions the memorial bench petition going around for a bench at Tom Petty's Park with Matthew Umanos's name as well as his dog's name. Individuals must be city of Gainesville residents to sign the petition.

Commissioner Johnson: Absent

Commissioner Blount: None

Alternate Commissioner Beans: None

Tenant Commissioner Nicole Graham: Apologizes for being late and virtual rather than in person.

10. Future Scheduling:

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

11. Adjournment of the Meeting:

Chairperson Packer asks for motion to adjourn. Adjournment at 5:51pm.