

**NOTICE OF PUBLIC HEARING TO DISCUSS GHA'S ANNUAL AND FIVE-YEAR ACTION PLANS AND ACCEPT COMMENTS FROM THE PUBLIC REGARDING PROPOSED ACTIVITIES**

**&**

**PUBLIC NOTICE OF OUR REGULAR MEETING  
TAKE NOTICE THAT A MEETING OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
GEORGETOWN, TEXAS**

**June 23, 2022**

Item 1. Roll Call. The meeting started at 3:05 pm.

The following commissioners were present: Commissioner Larry Raper, Commissioner Tim Todd, Commissioner Alex Fuller, Commissioner Nikita Goodwin, Commissioner Tom Karr, Commissioner Lawrence Romero, and Commissioner Denora Perry.

Item 2. Pledge of Allegiance – Those present recited the Pledge of Allegiance.

Item 3. Public Comment – **No Public Comment**

Item 4. Public Comment on GHA's Annual and Five-Year Action Plans – Let it go on record that there was "**No Public Comment**"

Consent Agenda: The Statutory Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. A Board member may pull any item from the Consent Agenda in order that the Board discuss and act upon it individually as part of the Regular Agenda.

Item 5. Discussion, Consideration and Possible Action to approve the minutes.

Item 6. Discussion, Consideration and Possible Action to accept the Departmental Reports, Nikki Brennan, Executive Director

- a. Stonehaven Monthly Report: Prior Month Delinquent Rents and Security Deposits, Reexaminations Past Due, Vacancies by Bedroom Size, waiting list by Bedroom Size, Move-Ins, Move-Outs, Work Orders
- b. Shady Oaks Monthly Report: Prior Month Delinquent Rents and Security Deposits, Reexaminations Past Due, Vacancies by Bedroom Size, waiting list by Bedroom Size, Move-Ins, Move-Outs, Work Orders

- c. Resident Services Monthly Report: Prior Month Count of Activities in Direct Services, Agency Services, Activities, Administrative Contacts, Family Self-Sufficiency, Community Service
- d. Section 8 Monthly Reports: Prior Month Reexaminations Past Due, Delinquent Inspections, Vouchers, Waiting List, New Admissions, Port-Ins, Port-Outs, Hard to House, Termination of Assistance
- e. Maintenance Department Monthly Report (Stonehaven and Shady Oaks): Prior Month Vacant Units by Address, Work Orders
- f. Board Attendance Report
- g. Director of Housing Operations Report
- h. Financial reports for Shady Oaks LP, Housing Development Corp., Low Rent and Section 8

**Motion:** *Commissioner Karr made a motion to accept the consent agenda items 4, 5 (a-h) as presented. Commissioner Todd seconded this motion, the motion passed unanimously, 7/0.*

Regular Agenda: The Board will individually consider and possibly act on any or all the following items:

Item 7. Executive Director's Report

Item 8. Discussion, Consideration and Possible Action to Approve GHA's Annual and 5 Year Action Plan. – Nikki Brennan, Executive Director  
Res. 729

The Public Housing Agency Plan is a plan that informs HUD, residents, and the public of the Public Housing Agencies (PHAs) mission for serving the needs of low-income, very low-income, and extremely low-income families and the PHA's strategy for addressing those needs.

There are two parts to the PHA Plan: The annual plan and the 5-Year Plan. GHA chose to use a fixed plan. The current 5-year plan is 2018-2022.

GHA Board may revise our five-year plan or annual plan at any time, although if new work items are added to the annual or five years plan a new environmental will need to be approved by the county and submitted to HUD before Capital Funds can be drawn down from Eloccs.

The annual plan is not required to be sent to HUD but must be approved by the board and the PHA must conduct a public hearing to discuss the plan and invite public comment. The PHA must publish a notice of the availability of the plan and the details of the public hearing no later than 45 days before the hearing.

The Notice of Public Meeting and comments was published in the Williamson County Sun and put out for public comment and review beginning May 8, 2022, and was displayed at 210 West 18th Street, and posted on the website.

No public comments were submitted. After discussion the following motion was made:

***Motion: Commissioner Fuller made a motion to approve GHA's Annual and 5 Year Action Plan, Commissioner Karr seconded this motion and this motion passed unanimously, 7/0.***

Item 9. Discussion, Consideration and Possible Action to accept the 2022 Capital Fund Grant – Nikki Brennan, Executive Director  
Res. 730

ED Brennan discussed with the Board the following information:

The FY 2021 Capital Fund grant awards posted to the Capital Fund website. GHA accessed the Capital Fund website and GHA ACC Amendments. GHA received \$392,753.00.

CFP 2019 276,317.00 - Remaining - \$150,883  
CFP 2020 295,141.00 - Remaining - \$285,228  
Total CFP Obligated to Emergency Grant - \$436,111

GHA has obligated the remaining 2019 & 2020 CFP and operating reserves \$313,889 for the Sewer Line/Asbestos Project. Totaling GHA's portion \$750,000

CFP 2021 315,265.00 - Not obligated, can be used for any Eligible Capital Fund Project  
CFP 2022 392,753.00 - Not obligated, can be used for any Eligible Capital Fund Project

A document package along with all board approvals will need to be uploaded in the HUD Epic system and approved by HUD, before a budget can be spread in ELOCCS

Discussion regarding the need to rehabilitate the electrical system and equipment in 104 residential dwelling units. The electrical upgrade is necessary to meet electrical code requirements and life safety codes to prevent fire hazards and ensure the safety of our residents. Discussion regarding the Stonehaven Public Housing gas heating system being the original 1968 and has exceeded its useful life. The ultimate goal would be to upgrade to mini splits HVAC (due to the flat roofs). Heat pumps were discussed. Also, discussed removing all deteriorated wood on fascia boards, trim, soffits, wood siding, wood fencing, replace cedar siding with durable fiber cement siding and paint exterior surfaces.

It was discussed that GHA's capital needs far exceed our budget.

After discussion the following motion was made:

***Motion: Commissioner Todd made a motion to accept the 2022 Capital Fund Grant, Commissioner Fuller seconded this motion and this motion passed unanimously, 7/0.***

Item 10. Discussion and appointment of committee to recommend investment strategies for the GHA and public facilities corporations – Larry Raper, Chairman

Commissioner Larry Raper addressed the Board and after a brief discussion the following recommendation was made: It was recommended to form a committee for investment strategies for the GHA and public facilities corporations. The following members were chosen; Alex Fuller as Chairman, Lawrence Romero and Larry Raper.

Board went into Executive Session at 3:59 pm

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, the items listed below will be discussed in closed session subject to the right of the employee to request a public hearing and are subject to action in the open session that follows.

Item 11. Section 551.074 – Personnel Matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, Commissioner Larry Raper, Chairman

Board came out of Executive Session at 4:12 pm -No Motion was made.

Open Session: The Board will individually consider, discuss, and possibly act on items discussed in Closed/Executive Session.

Item 12. Adjournment

*Motion: Commissioner Goodwin made a motion to adjourn, Commissioner Fuller seconded this motion and this motion passed unanimously 7/0. The meeting was adjourned at: 4:13 pm*