

## Board Agenda

State of Texas  
County of Williamson

I, the undersigned, Nikki Brennan, Secretary of the Housing Authority of the City of Georgetown, Texas, do herewith certify that on the 18th day of June 2026 at 10:00 a.m., I did post a legal notice in words and figures, to wit:

**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**

**WILL BE HELD** at The **GHA Conference Room at 210 West 18<sup>th</sup> Street, Georgetown, Texas 78626**, commencing at **3:00 o'clock p.m.** on the 25th day of June 2026 to consider and act upon the following:

1. Call the meeting to order. Roll Call.
2. Pledge of Allegiance
3. Public Comment GHA's Annual and Five-Year Action Plans
4. Public Comment Regular Meeting

**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.

5. Discussion, Consideration and Possible Action to approve the minutes of the June 3rd, 2026, meeting, Nikki Brennan, Executive Director
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. Executive Director's Report
- i. Financial reports for Shady Oaks LP, Housing Development Corp., Low Rent and Section 8

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

- 7. Discussion, Consideration and Possible Action to review the Georgetown Housing Authority Independent Auditor's Report for Fiscal Year September 30, 2025 - Chad Porter, Smith Marion & Co.
- 8. Discussion, Consideration and Possible Action to Approve the FY 2026 Annual PHA Plan, Review the Current 2023-2027 Five-Year PHA plan, and Approve Related HUD Certifications. – Nikki Brennan, Executive Director  
Res. 774
- 9. Discussion, Consideration and Possible Action to review Shady Oaks GHA Housing, LP Independent Auditor's Report for Calendar Year December 31, 2025- Tiffany French, Novogradac Partner
- 10. Adjournment

Posted on a bulletin board at CITY HALL which is accessible to the public during business hours, at the office of the Housing Authority at 210 W. 18<sup>th</sup> St., in the outside public bulletin board and available on website at <http://georgetownha.org>, as required by Texas Govt. Code 551.

Witness my hand and seal of said Housing Authority on this 18th day of June 2026.



*Nikki Brennan*

Secretary of the Georgetown Housing Authority

*The Board of Commissioners for the Housing Authority of the City of Georgetown reserves the right to adjourn into executive session pursuant to chapter 551 of the Texas Government Code at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about (Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). Before any closed meeting is convened, the Presiding Officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions or decisions will be taken in open meetings.*

CERTIFICATE OF POSTING

Robyn Densmore

I, ~~Karen Frost~~, Deputy City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted on a bulletin board at City Hall, 808 Martin Luther King Jr St., Georgetown, Texas, a place readily available to the public during business hours, on the 18th day of June, 2026, at 7:55AM, and remained so posted for at least three business days preceding the scheduled time of said meeting.

~~Karen Frost~~, Deputy City Secretary

Robyn Densmore

Robyn Densmore