

**MINUTES OF THE
BOARD OF COMMISSIONERS MEETING
HOUSING AUTHORITY OF THE CITY OF MCKINNEY**

The regular meeting of the Housing Authority of the City of McKinney was held on March 22, 2016 at 5:30pm.

Chairman Justin Beller called the meeting to order at 5:36pm.

The following Commissioners were present.

Smith
Hammer
Alvarado
Beller

The following staff was present.

Rebecca Salinas
Layne Killingsworth
Elinor Williams
Connie Crosby
Roslyn Miller

The following members of the public were present.

Nicki Leeks
Margaret Coverson
Connie Abrams
Krista Walker
Michelle James
LaShadion Shemwell
Councilman Chuck Branch
Councilwoman Tracy Rath

Commissioner Arnulfo Alvarado gave the invocation.

Chairman Beller called for comments from the public. Councilman Chuck Branch asked the residents if they were interested in applying for the Resident Commissioner vacancy. None replied. However, the residents were actively engaged in discussions regarding improving the properties, city services and additional housing opportunities.

The next agenda item was to consider/discuss/act on old business. There was none.

The Chairman called for the next item on the agenda to consider/discuss/act on minutes of February 23, 2016(03.22.16.01) and March 15, 2016 (03.22.16.02). Commissioner Smith motioned to approve the minutes for both meetings. Commissioner Alvarado seconded the motion. A vote was taken with the following results.

Ayes: Alvarado
Beller
Hammer
Smith
Nays: None

The next item was to consider/discuss the MHA Resident Council minutes/update. The staff provided a summary of the recent resident council election and acknowledged the new members.

Consider/Discuss/Act on Development Update – staff provided documentation of the progress of the Newsome Homes redevelopment. Staff provided a brief presentation of the Rental Demonstration Initiative and what it would mean to the Merritt Homes residents. The board and staff answered questions from the residents regarding the redevelopment process.

Consider/Discuss/Act on Financials – February 2016 (03.22.16.03) – Commissioner Smith motioned to accept the financials as presented. Commissioner Hammer seconded the motion. A vote was taken with the following results.

Ayes: Smith
Beller
Hammer
Alvarado
Nays: None

Tenant Account Receivable Write-Offs (03.22.16.04) – the staff presented the tenant account receivable write-offs and bank statements for the month. Commissioner Hammer motioned to approve the write offs. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Beller
Smith
Alvarado
Hammer
Nays: None

Fiscal Year End 2015 Audit (03.22.16.05) – Commissioner Alvarado motioned to approve the audit as presented. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Beller

Alvarado
Smith
Hammer
Nays: None

The next item was to consider/discuss/act on Annual Plan 2016. The staff presented the final Annual Plan and required certifications (03.22.16.06). The proposed changes to the following were also presented.

Administrative Plan Policy Amendments (03.22.16.07)

Admissions and Occupancy Policy Amendments (03.22.16.08)

Community Service Policy Amendments (03.22.16.09)

Low Rent Dwelling Lease Amendments (03.22.16.10)

Sales and Service Charges (03.22.16.11)

Commissioner Alvarado motioned to approve all of the submissions as presented. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Beller
Alvarado
Smith
Hammer
Nays: None

Consider/Discuss/Act on PHA Program Overview - the staff presented the monthly compliance reports and statistics. No action was required.

Executive Directors' report – Ms. Miller gave a brief overview of the following.

- Recognition of former Resident Commissioner Detrise Lefall
- Fair Housing Symposium
- Section 8 Management Assessment Program Confirmatory Review Report
- Housing News – Inclusionary Housing Report – Lincoln Institute of Land Policy

Chairman's report – The Chairman and the board made general comments and thanked the residents for their participation.

The Chairman called for a motion to adjourn. Commissioner Hammer motioned to adjourn the meeting. Commissioner Smith seconded the motion. The meeting adjourned at 7:31pm.

Chairman

Date

Secretary